



Planning Committee

Date:	Wednesday, 23 July 2014
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

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1. MINUTES (Pages 1 - 6)

To approve the accuracy of the minutes of the meeting held on 17 June 2014'

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. APP/11/01049: HILLSIDE ROAD, TRANMERE, WIRRAL CH41 9EL - EXTENSION OF TIME FOR PLANNING PERMISSION APP/2008/05610 - ERECTION OF 12 DWELLINGS. (Pages 7 - 12)

5. APP/13/01234: COPPINS HEY, 8 WOODLANDS DRIVE, BARNSTON, CH61 1AL - DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 NEW DWELLINGS (AMENDED PLANS). (Pages 13 - 20)

6. APP/13/01595: LAND ADJACENT TO 1 BORDER ROAD, HESWALL, WIRRAL CH60 2TN - ERECTION OF A DETACHED DWELLING (Pages 21 - 26)

7. **APP/14/00085: 98 CLAREMOUNT ROAD, LISCARD, CH45 6UE - TO BUILD A PERGOLA 3400MM HIGH NEAR BOTTOM OF DRIVE, LEVEL GROUND AREA ALONG PART OF SOUTH-EAST BOUNDARY (THUS RAISING BY 450MM) AND ERECT 2000MM FENCE ALONG THIS PART OF BOUNDARY, AND ERECT PERGOLA AT HEIGHT OF 2350MM NEXT TO HOUSE (Pages 27 - 30)**
8. **APP/14/00219: 20 TENBY DRIVE, MORETON, CH46 0QA - DEMOLITION OF EXISTING GARAGE AND ERECTION OF DETACHED DOUBLE GARAGE (Pages 31 - 34)**
9. **APP/14/00237: 7 ALEXANDRA ROAD, BIRKENHEAD, CH43 4XX - CHANGE OF USE FROM 6 BEDROOM PROPERTY TO AN 8 BEDROOM SUPPORTED ACCOMMODATION/HOUSE OF MULTIPLE OCCUPATION (HMO) (Pages 35 - 40)**
10. **APP/14/00352: CAR PARK, ALABAMA WAY, BIRKENHEAD, CH41 5LJ - PROPOSAL FOR AN ON SHORE OFFICE, WAREHOUSE BUILDING AND PONTOON THAT WILL SERVE AS A MARINE OPERATIONS AND MAINTENANCE FACILITY FOR OFF SHORE PROJECTS. (Pages 41 - 58)**
11. **APP/14/00583: BARN AT MANOR FARM, FRANKBY ROAD, FRANKBY, CH48 1PE - CHANGE OF USE OF BARN FROM STORAGE TO ONE HOLIDAY LET ACCOMMODATION AND EXTERNAL ALTERATIONS. (Pages 59 - 66)**
12. **APP/14/00662: BLOCKBUSTER VIDEO HIRE, 139-141 WALLASEY VILLAGE, CH45 3LF - CONVERSION OF UPPER FLOORS OF EXISTING BUILDING TO 4NO. APARTMENTS, INCLUDING CONVERSION OF EXISTING HIPPED ROOF TO GABLE AND FIRST & SECOND FLOOR REAR EXTENSION. (Pages 67 - 72)**
13. **APP/14/00694: LAND AT TOWER WHARF, BIRKENHEAD, CH41 1NE - A FOUR STOREY NEW COMMERCIAL DEVELOPMENT (USE CLASS B1) WITH NEW ASSOCIATED CAR PARKING AND LANDSCAPING (Pages 73 - 84)**
14. **OUT/12/00824: INGLEBOROUGH ROAD, TRANMERE, CH42 6RD - DEMOLITIONS OF EXISTING BUILDINGS AND REDEVELOPMENT OF THE LAND FOR NEW BUILD RESIDENTIAL DEVELOPMENT FOR UP TO 90 NEW DWELLINGS (USE CLASS C3) WITH MEANS OF ACCESS AND ASSOCIATED INFRASTRUCTURE (AMENDED SUPPORTING INFORMATION RECEIVED FOR REPLACEMENT PLAYING FIELD) (Pages 85 - 98)**

- 15. APP/14/00310: SOLAR CAMPUS, 235 LEASOWE ROAD, LEASOWE, CH45 8LW - THE CREATION OF FOUR FULL SIZE FOOTBALL PITCHES PLUS ONE JUNIOR ACADEMY PITCH AND ONE TRAINING AREA, FENCED AROUND THE PERIMETER FOR THE USE BY TRANMERE ROVERS FC AS THEIR FORMAL TRAINING SITE. CREATION OF TWO FULL SIZE FOOTBALL PITCHES AND ONE YOUTH PITCH TO THE WEST OF THE SITE FOR LOCAL COMMUNITY USE (AMENDED PLANS, REVISED LAYOUT OF PITCHES) (Pages 99 - 108)**
- 16. NOT EXPEDIENT FOR ENFORCEMENT ACTION AGAINST MATERIAL ALTERATION TO THE APPEARANCE OF AN EXISTING BARN (Pages 109 - 114)**
- 17. PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 06/06/2014 AND 13/07/2014 (Pages 115 - 144)**
- 18. PLANNING APPEALS DECIDED BETWEEN 01/04/2014 AND 30/06/2014 (Pages 145 - 150)**
- 19. ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

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Public Document Pack Agenda Item 1

PLANNING COMMITTEE

Tuesday, 17 June 2014

Councillor

Present:

Councillors	D Realey	I Williams
	D Elderton	E Boulton
	S Kelly	P Hayes
	A Leech	M Daniel
	J Walsh	P Cleary

Deputies:

Councillors	S Whittingham (for C Spriggs)
	C Blakeley (for K Hodson)

1 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 7 May 2014.

Resolved – That the minutes be approved.

2 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked to declare any disclosable pecuniary interests in connection with any item on the agenda and to state the nature of the interest

Councillor C Blakeley declared a prejudicial interest in respect of item 9 by virtue of advising objectors and corresponding with the applicant.

Councillor P Cleary declared a prejudicial interest in respect of item 4 by virtue of his involvement prior to his election in May 2014.

3 REQUESTS FOR SITE VISITS

Members were asked to submit requests for site visits before any planning applications were considered.

The following requests were unanimously approved:

APP/11/01049: Hillside Road, TRANMERE, Wirral CH41 9EL - Extension of time for planning permission APP/2008/05610 - Erection of 12 dwellings.

APP/14/00085: 98 CLAREMOUNT ROAD, LISCARD, CH45 6UE: To build a pergola 3400mm high near bottom of drive, level ground area along part of south-east boundary (thus raising by 450mm) and erect 2000mm fence along this part of boundary, and erect pergola at height of 2350mm next to house

APP/14/00237: 7 ALEXANDRA ROAD, BIRKENHEAD, CH43 4XX - Change of use from 6 bedroom property to an 8 bedroom supported accommodation/House of Multiple Occupation (HMO)

- 4 **APP/11/01049: HILLSIDE ROAD, TRANMERE, WIRRAL CH41 9EL - EXTENSION OF TIME FOR PLANNING PERMISSION APP/2008/05610 - ERECTION OF 12 DWELLINGS**

Resolved – That consideration of the application be deferred for a formal site visit.

- 5 **APP/14/00081: 1-3 PENSBY ROAD, HESWALL, CH60 7RA - PROPOSED REFURBISHMENT OF EXISTING VACANT SHOP (A1 USE CLASS) TO A RESTAURANT/CAFÉ/BAR WITH THE INTRODUCTION OF A FIRST FLOOR PARTIALLY GLAZED EXTENSION AND REAR FIRST FLOOR COURTYARD TO BECOME PART OF RESTAURANT/BAR. SUPPORTING OFFICE ACCOMMODATION, RE-DESIGN AND FIT OUT (AMENDED PLANS)**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

Members were advised that the qualifying petition as referred to in the report has been withdrawn.

On a motion by Councillor Elderton and seconded by Councillor Realey it was:

Resolved (12:0) That the application be approved subject to the following conditions:

- 1.The development hereby permitted shall be commenced before the expiration of three 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 the 17 April 20124 and listed as follows: 13-078-121 Revision D dated June 2014, 13-078-151 Revision C, 13-078-152 Revision A dated April 2014

3. The premises shall not be open to the public before the hours of 8.00am nor after 12.00 midnight Monday to Saturday and before 9.00am nor after 11.00pm on Sundays or any Bank Holidays.

4. Prior to the commencement of the development a scheme of fume extraction shall be submitted and approved in writing to the Local Planning Authority. When designing the fume extraction system reference should be made to the Defra document "Guidance on the control of Odor and Noise from Commercial Kitchen Exhaust Systems". The approved fume extraction scheme shall be implemented in the development prior to the use as a restaurant/cafe and bar commences.

- 6 APP/14/00085: 98 CLAREMOUNT ROAD, LISCARD, CH45 6UE - TO BUILD A PERGOLA 3400MM HIGH NEAR BOTTOM OF DRIVE, LEVEL GROUND AREA ALONG PART OF SOUTH-EAST BOUNDARY (THUS RAISING BY 450MM) AND ERECT 2000MM FENCE ALONG THIS PART OF BOUNDARY, AND ERECT PERGOLA AT HEIGHT OF 2350MM NEXT TO HOUSE

Resolved – That consideration of the application be deferred for a formal site visit.

- 7 APP/14/00099:102 VICTORIA ROAD, TRANMERE, CH42 0JY - CHANGE OF USE TO SHELTERED ACCOMMODATION (C2 USE) FOR SEMI INDEPENDANT LIVING AND ASSOCIATED WORK INCLUDING THE ERECTION OF A TWO STOREY REAR EXTENSION, LOFT CONVERSION AND ALTERATIONS (RETROSPECTIVE APPLICATION).

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Kelly and seconded by Councillor Blakeley it was :

Resolved (12:0) That the application be refused on the following grounds:

The proposed development, having regard to the number of units proposed and the nature of the supported accommodation proposed,

would, in the opinion of the Local Planning Authority result in an overdevelopment of the site contrary to the provisions of Policy HS7 of the Wirral Unitary Development Plan.

- 8 **APP/14/00237: 7 ALEXANDRA ROAD, BIRKENHEAD, CH43 4XX - CHANGE OF USE FROM 6 BEDROOM PROPERTY TO AN 8 BEDROOM SUPPORTED ACCOMMODATION/HOUSE OF MULTIPLE OCCUPATION (HMO)**

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

- 9 **APP/14/00277: INGLEWOOD COTTAGE, INGLEWOOD, MORETON, CH46 0SD - CONVERT BUNGALOW TO A HOUSE WITH FIRST FLOOR**

Having previously declaring a prejudicial interest, Councillor Blakeley left the meeting during consideration of this item.

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Realey and seconded by Councillor Walsh it was:

Resolved (11:0) **That the application be approved subject to the following conditions:**

- 1. The development hereby permitted shall be commenced before the expiration of three 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 14th April 2014.**
- 3. Before the development hereby permitted is brought into use all first-floor windows in the rear elevation of the first-floor extension facing north shall be obscurely glazed with frosted glass and shall be retained as such thereafter.**

- 10 **APP/14/00304:187 HOLMLANDS DRIVE, OXTON, CH43 0US - FIRST FLOOR SIDE EXTENSION AND SLOPING ROOF TO PORCH**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Boulton it was:

Resolved (11:1) That the application be approved subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three 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 6 Mar 14 and listed as follows: 36_2014_Steen/36_2014_01, 20.02.2014.**

- 11 **APP/14/00466: RIVERSDALE NURSING HOME, 14-16 RIVERSDALE ROAD, WEST KIRBY, CH48 4EZ - TWO FIRST FLOOR REAR EXTENSIONS TO PROVIDE A NET INCREASE OF FOUR BEDROOMS (AMENDMENT TO APPLICATION APP/13/01587)**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Petitioner addressed the meeting

On a motion by Councillor Walsh and seconded by Councillor Whittingham it was:

Resolved (8:4) That the application be approved subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three 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 8th April 2014 and listed as follows: 2737/1, 2737/2 (both dated 22/11/2013); and 2737/3 B, 2737/4 A (both dated 09/12/2013)**

- 12 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 30/04/2014 AND 05/06/2014**

The Strategic Director for Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 30th April and 5th June 2014.

Resolved – That the report be noted.

Agenda Item 4

Planning Committee

23 July 2014

Reference:
APP/11/01049

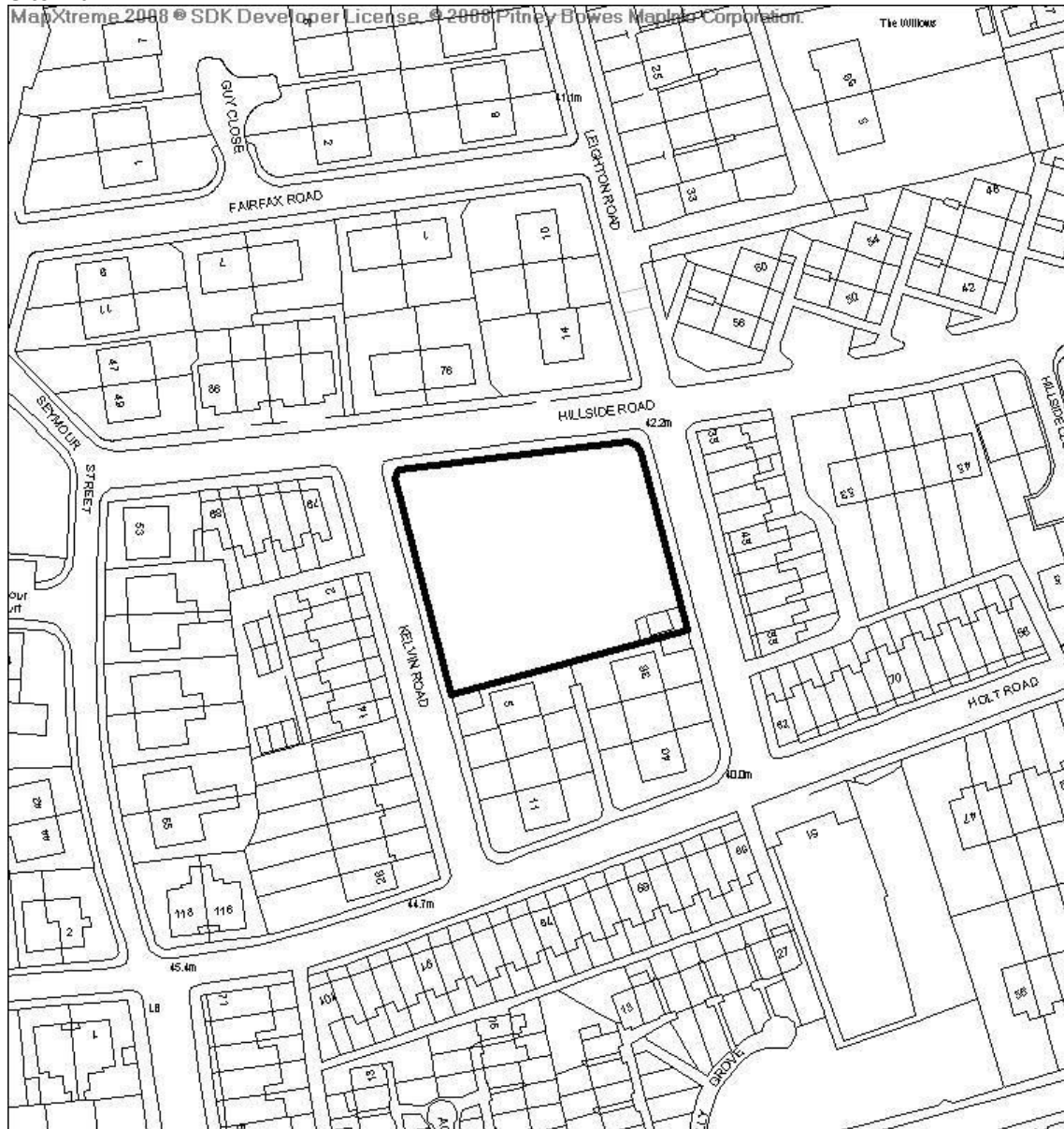
Area Team:
South Team

Case Officer:
Mr N Williams

Ward:
**Birkenhead and
Tranmere**

Location: Hillside Road, TRANMERE, Wirral CH41 9EL
Proposal: Extension of time for planning permission APP/2008/05610 - Erection of 12 dwellings
Applicant: Lovell Partnership Ltd.
Agent : DK Architects

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

Location: Land bounded by Hillside Road, Leighton Road and Kelvin Road, Tranmere, Wirral, CH41 9EL
Application Type: Outline Planning Permission
Proposal: Erection of 12 No. dwellings (Outline)
Application No: OUT/07/06069
Decision Date: 23/08/2007
Decision Type: Approve

Location: Land bounded by Hillside Road, Leighton Road and Kelvin Road, Tranmere, Wirral, CH41 9EL
Application Type: Full Planning Permission
Proposal: Erection of 12 No. dwellings
Application No: APP/08/05610
Decision Date: 19/09/2008
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 29 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been one objection received from the occupier of 38 Leighton Road, and a petition of objection containing 59 signatures received. The objections are on the grounds that residents were told that bungalows were to be built on the site, and that the erection of houses would mean residents have to put up with "constant noise, loud music parties, dysfunctional people and anti-social behavior".

CONSULTATIONS

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

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

Director's Comments:

Consideration of this application was deferred from Planning Committee on 17 June 2014 to allow Members to carry out a formal Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

A petition of objection containing 59 signatures has been received. As such, under the provisions of the current Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

INTRODUCTION

The application is for the extension of time for planning permission APP/08/05610, for the erection of 12 two-storey dwellings. This permission was granted on 19th September 2008, and this current application was submitted within the required time in order to extend the permission. Discussions regarding affordable housing provision have resulted in the application not being suitable to be determined until now.

The proposal contains a total of twelve new two-storey dwellings - six fronting onto Hillside Road, four fronting onto Kelvin Road and two fronting onto Leighton Road.

PRINCIPLE OF DEVELOPMENT

The principle of new residential development within a Primarily Residential Area is acceptable, subject to relevant policy.

SITE AND SURROUNDINGS

The application site is an open grassed area, bounded by Hillside Road, Kelvin Road and Leighton Road. The surrounding area is predominantly residential, containing mostly two-storey dwellings along Kelvin Road and Leighton Road and bungalows opposite on Hillside Road. Directly adjoining the site to the south are bungalows.

POLICY CONTEXT

The area is designated as a Primarily Residential Area, and the proposal is therefore subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development.

There is a requirement for at least 10% affordable housing provision for developments in this area, and it is proposed that this site will be 100% affordable housing which complies with this. In this instance, the Council own the land and the developer Lovell will build under a lease agreement with the Council transferring the freehold on completion of the units directly to a Registered Provider. This gives the Council certainty that the units will all be affordable housing, and a condition is therefore sufficient to secure this.

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.

APPEARANCE AND AMENITY ISSUES

Since planning permission was originally granted for this scheme in 2008, there has been no significant change in the aims of local planning policy, or within the character of the surrounding area,. Whilst there are some bungalows within the immediate area, the predominant type of dwelling in the wider area are two-storey houses and therefore this development will be not be out of character with the surrounding area.

The proposed layout results in each dwelling having a sufficient private amenity area, in addition to an off-street parking space each. The plots of the proposed dwellings will be larger than a number of those for surrounding properties and therefore it will not appear to be an overdevelopment of the site.

The design of the proposed dwelling has sufficient interest and character to ensure that they are a positive addition to the street scene. The dwellings follow the established building lines of the area, and this combined with the lack of a definitive dwelling design, will ensure that they blend in with the existing fabric of the area.

Overall, it is considered that the proposed dwellings will not harm the amenities of neighbouring properties or the character and appearance of the area and the proposal therefore complies with Policy HS4 of Wirral's Unitary Development Plan.

SEPARATION DISTANCES

Although there are some examples where separation distances are slightly less than the normal requirements, this is fairly common within the wider area and is therefore considered acceptable in this instance.

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 proposal will not harm the amenities of neighbouring properties, and the erection of twelve two-storey dwellings on this site is considered sufficiently in keeping with the overall character of the area.

The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

It is considered that the proposed dwellings will not harm the amenities of neighbouring properties or the character and appearance of the area and the proposal therefore complies with Policy HS4 of Wirral's Unitary Development Plan.

Recommended Decision: Approve

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. NO DEVELOPMENT SHALL TAKE PLACE until 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.

3. A 2-metre high close-boarded fence shall be erected to the northern and western boundary of the 'substation maintenance strip' and retained as such thereafter

Reason: In the interests of amenity

4. Pedestrian visibility splays of 2.4 metres by 2.4 metres shall be provided at the junction of the proposed accesses with Hillside Road, Leighton Road and Kelvin Road before any part of the development is brought into use. These splays shall be retained thereafter.

Reason: In the interest of highway safety

5. Vehicular sight lines shall be provided at the junction of the access(es) to Hillside Road, Leighton Road and Kelvin Road in accordance with details to be submitted to and agreed in writing with the local planning authority prior to the commencement of development. Any such access(es) and sight lines shall be formed and hard surfaced before any other part of the development is brought into use

Reason: In the interest of highway safety

6. NO DEVELOPMENT SHALL TAKE PLACE until the Local Planning Authority has approved in writing a full scheme of works to provide pedestrian dropped kerbs at the junctions of Kelvin Road and Leighton Road with Hillside Road and the resurfacing of the footway bounding the site. No dwellings hereby approved shall be occupied until the scheme of works, as agreed by the Local Planning Authority, have been completed

Reason: In the interest of highway safety

7. NO DEVELOPMENT SHALL TAKE PLACE until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:
- i. the number, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units;
 - ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of any market housing;
 - iii. the arrangements for the transfer of the affordable housing to an affordable housing provider/Registered Social Landlord;
 - iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v. the occupancy criteria to be used for determining the identity of occupiers of affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: Having regard to the Council's requirements for the provision of affordable housing and having regard to Policy HS6 of the Wirral Unitary Development Plan.

8. 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

9. PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT, 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy EM9.

Further Notes for Committee:

Last Comments By: 12/10/2011 09:53:49

Expiry Date: 21/10/2011

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Planning Committee

23 July 2014

Reference:
APP/13/01234

Area Team:
South Team

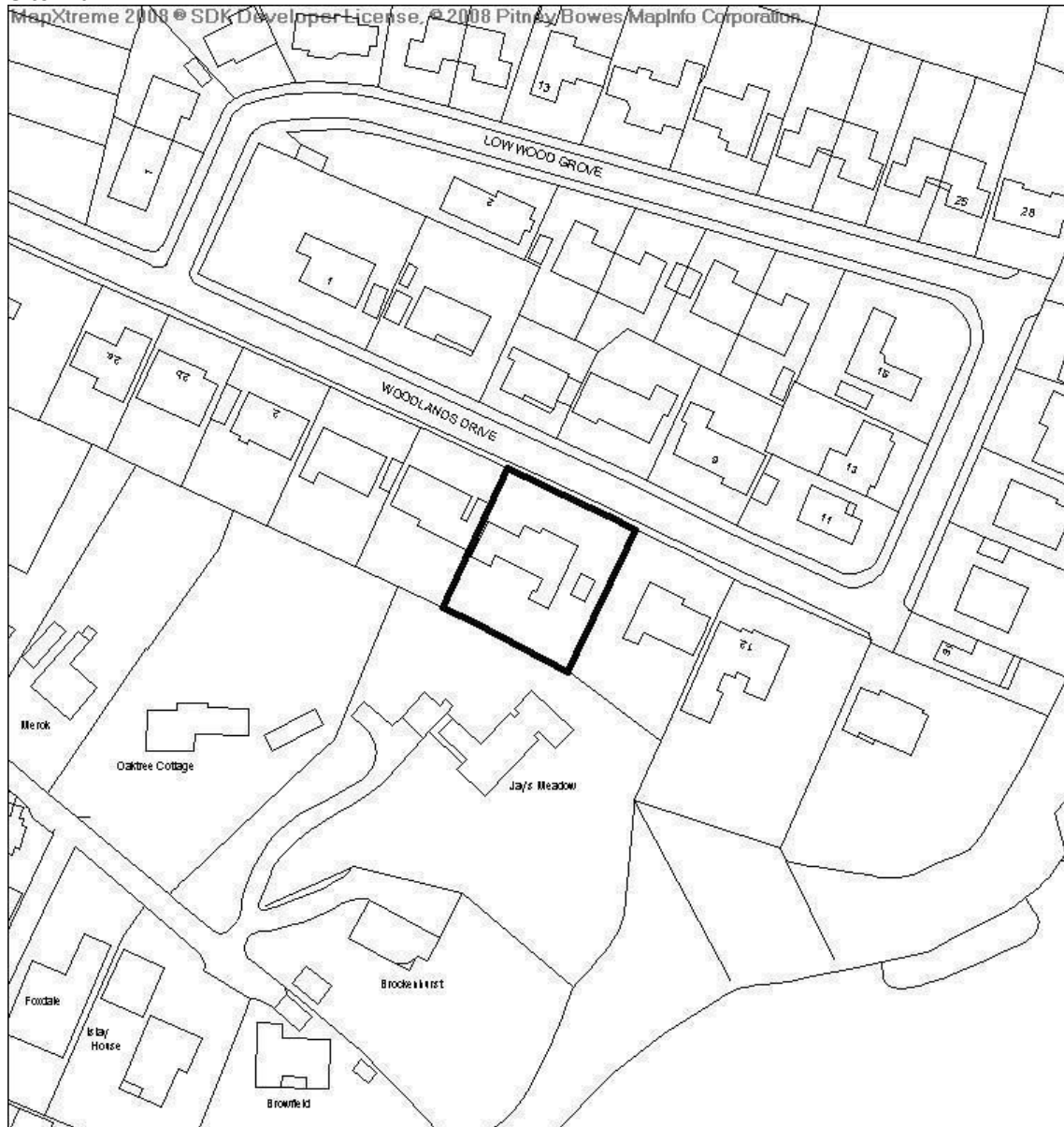
Case Officer:
Mrs C Parker

Ward:
**Pensby and
Thingwall**

Location: Coppins Hey, 8 WOODLANDS DRIVE, BARNSTON, CH61 1AL
Proposal: Demolition of existing dwelling and erection of 2 new dwellings
(**amended plans**).

Applicant: Mr S Penrose
Agent : SDA

Site Plan:



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Development Plan allocation and policies:

Infill Village in the Green Belt

Planning History:

Location: Coppins Hey ,Woodlands Drive ,Barnston L61 1AL
Application Type: Full Planning Permission
Proposal: Erection of garage and extension to dining room and new external w.c.
Application No: APP/78/09306
Decision Date: 18/05/1978
Decision Type: Conditional Approval

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 9 notifications have been sent to adjoining properties and a site notice has been displayed near the site. 17 representations have been submitted comprising letters and online comments objecting to the proposal and are summarised as follows:

1. The scale does not relate well to surrounding properties;
2. The gable features would result in a detrimental change to the area;
3. The development is 'garden grabbing';
4. The two-storey scale of the houses are out of keeping;
5. Increase in residents in the road;
6. Height and proximity close to the boundary which will affect light and privacy;
7. Unacceptable density is not in keeping with the area;
8. Over dominant appearance due to the front gables;
9. Increase in on street car parking;
10. 'Squeezing' two properties would be out of proportion compared to adjacent properties;
11. Loss of hedges to the front will impact on visual amenity;
12. Extra traffic would affect highway safety;
13. Existing oak tree on the pavement should not be lost;
14. Impact on semi-rural location; and
15. Concern over the capacity of the drainage system

Further letters were sent to the neighbouring properties following receipt of the amended plans and at the time of writing the report two letters of objection have been received that are summarised as follows:

1. Parking problems; and
2. Large properties that will occupy a large footprint
3. Loss of view
4. Scale and height

CONSULTATIONS

Head of Environment and Regulation (Pollution Control Division) - No objections

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

Director's Comments:

Consideration of this application was deferred from Planning Committee on 7 May 2014 to allow Members to carry out a formal Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council. Objections have been received and as such, having regard to the Council's Scheme of Delegation for Determining Planning Applications, the application needs to be considered and determined by the Planning Committee.

INTRODUCTION

The proposal is for the demolition of the existing dwelling and erection of two new dwellings on the site of 8 Woodlands drive, Barnston.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable subject to meeting the criteria in Policies HS4 and GB6 in the Wirral Unitary Development Plan (UDP).

SITE AND SURROUNDINGS

The site currently comprises a detached bungalow with a single storey side garage. The properties in the immediate area vary comprising dormer style bungalows and modern two-storey houses. Most properties are detached set in substantial plots, which vary in size along Woodlands Drive around to Low Wood Grove. As such, there is no set house type, design or scale that is predominant to the character the area. The layout of the existing bungalow within the site allows for space to the side with 10 Woodlands Drive, which is utilised as garden area. There is one point of vehicular access into the site and the front boundary consists of sporadic shrubbery above a low fence. Compared to neighbouring properties, the existing bungalow is in a poor state of repair and has been unsympathetically extended.

POLICY CONTEXT

The proposal is assessed against UDP Policy HS4 where it states that proposals should be of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development and not resulting in a detrimental change in the character of the area. The site is defined as an infill village in the Green Belt, where UDP Policy GB6 states that new development will be permitted on infill sites (defined as development filling a small gap within the defined built envelope of the village) and where there is no adverse impact on the character of the village or on the open character of the green belt.

The National Planning Policy Framework (NPPF) also supports redevelopment of previously developed land which has no greater impact on the openness of the Green Belt and the purpose of including land within it that the existing development. Sustainable housing development should encompass good design and widen the choice of high quality homes. Development should also make a positive contribution to an area and use opportunities to improve the character and quality of an area and LPA's are expected to resist inappropriate development of residential gardens where development would cause harm to the local area.

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.

APPEARANCE AND AMENITY ISSUES

The originally submitted plans showed the site subdivided into one larger plot with a large scale house and a smaller plot with a smaller house. Both new dwellings had front gable features proposed that would project forward of the main building line and this along with the bulk and scale was considered inappropriate to the plot and detrimental to the street scene. The application has since been amended to remove the front gable features and subdivides the site into two equal plot sizes. The spacing has improved around the proposed dwellings and the scale and design is more in keeping with the character of the street scene. The revised plots are adequate in size to accommodate the two dwellings, which are comparable to other plots within the immediate area.

Objections received relating to the scale, design and appearance of the dwellings being out of keeping with the character of the area have been addressed by the amended plans. The over dominant appearance due to the gable features has been improved by their removal and the resultant dwellings now resemble dormer style bungalows. The agent has submitted a contextual plan showing the two dwellings in relation to the adjacent dwellings. This shows the overall height of the proposed dwellings as 1.2m higher than the properties either side. Notwithstanding this, there is sufficient space between the proposed dwellings so they do not appear over dominant. The relationship of two-

storey houses adjacent to bungalows are features within Woodland Drive and Low Wood Grove. In addition, the existing variation in height of existing dwellings, some with front dormer windows in the roofspace, form part of the character of the area. It is considered that the increase in height is within acceptable parameters to prevent any harm to the occupiers of the adjacent properties in terms of overshadowing or over dominance.

The layout of the properties includes a projection at the rear adjacent to the properties either side, 6 and 10 Woodlands Drive. 6 Woodlands Drive has a garage located close to the side boundary and the proposed house will project approximately 4 metres beyond this. There are no habitable windows on the side or rear elevation of number 6 that would be overshadowed. 10 Woodlands Drive has been extended at the side and there are no habitable room windows on the side elevation.

Whilst it is accepted that the plot will be subdivided, it is considered that the plot sizes and revised design helps to reduce the impact to result in any detriment to the streetscene and subsequently the character of the area.

Any loss of shrubbery at the front of the property will be mitigated by imposing a condition for the submission of a suitable landscaping scheme. The appearance of the front of the site is relatively poor and the redevelopment of the site including the provision of landscaping offers an opportunity to improve the appearance and quality of the site in general.

Objections have been raised over drainage issues and this is not a planning consideration. Further objections include road safety issues, adequate access is provided and there are no highways safety objections raised by Traffic Management. As regards 'garden grabbing' the NPPF states that proposal should be resisted where development would cause harm. In this case, the plot sizes, scale and design of the dwellings are considered acceptable and does not detract from the character of the area to a degree that would warrant refusal.

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. There are no properties at the rear of the site that will be affected by the proposal. There are first floor windows within the roof space at the front which will be 22 metres away from the properties opposite. This is considered an acceptable separation distance that reflects the existing relationship within the street scene.

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 proposal for the redevelopment of the site for two dwellings will make a positive contribution to the area that is in keeping with the pattern of existing development and general character of the area. There will be no loss of amenity to the occupiers of adjacent properties and the proposal is therefore in accordance with Policies HS4 and GB6 of the Wirral Unitary Development Plan 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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal for the redevelopment of the site for two dwellings will make a positive contribution to the area that is in keeping with the pattern of existing development and general character of the area.

There will be no loss of amenity to the occupiers of adjacent properties and the proposal is therefore in accordance with Policies HS4 and GB6 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 18th March 2014 and listed as follows: Drawing number 94_2013_01 Revision G dated 20/02/2014

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

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

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

Reason: To safeguard the amenities of the occupiers of adjoining property and the area generally and to accord with Policy HS4 of the Wirral Unitary Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

Reason: To safeguard the amenities of the adjoining occupiers & appearance of the area and to accord with Policy HS4 of the Wirral Unitary Development Plan.

6. NO DEVELOPMENT SHALL TAKE PLACE UNTIL samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

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

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

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

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

9. No part of the development shall be brought into use until visibility splays of 2.4 metres by 2.4 metres have been provided at the proposed access points to the site. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of highway safety and to accord with Policy HS4 of the Wirral Unitary Development Plan.

10. NO OCCUPATION OF USE OF THE DEVELOPMENT SHALL TAKE PLACE UNTIL a scheme showing full details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details and retained as such at all time thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a proper standard of separation from, and standard of amenity with respect to neighbouring property and having regard Policy HS4 of the Wirral Unitary Development Plan

11. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policies WM8 and WM9 of the Waste Local Plan.

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

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policies WM8 and WM9 of the Waste Local Plan.

Further Notes for Committee:

1. Consent under the Highways Act is required for the construction of a new or an amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation and/or replacement of street furniture as necessary. Please contact the Council's Highway Maintenance Team on 0151 606 2004 prior to the commencement of development for further information.

Last Comments By: 08/04/2014 14:09:06
Expiry Date: 19/11/2013

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Planning Committee

23 July 2014

Reference:
APP/13/01595

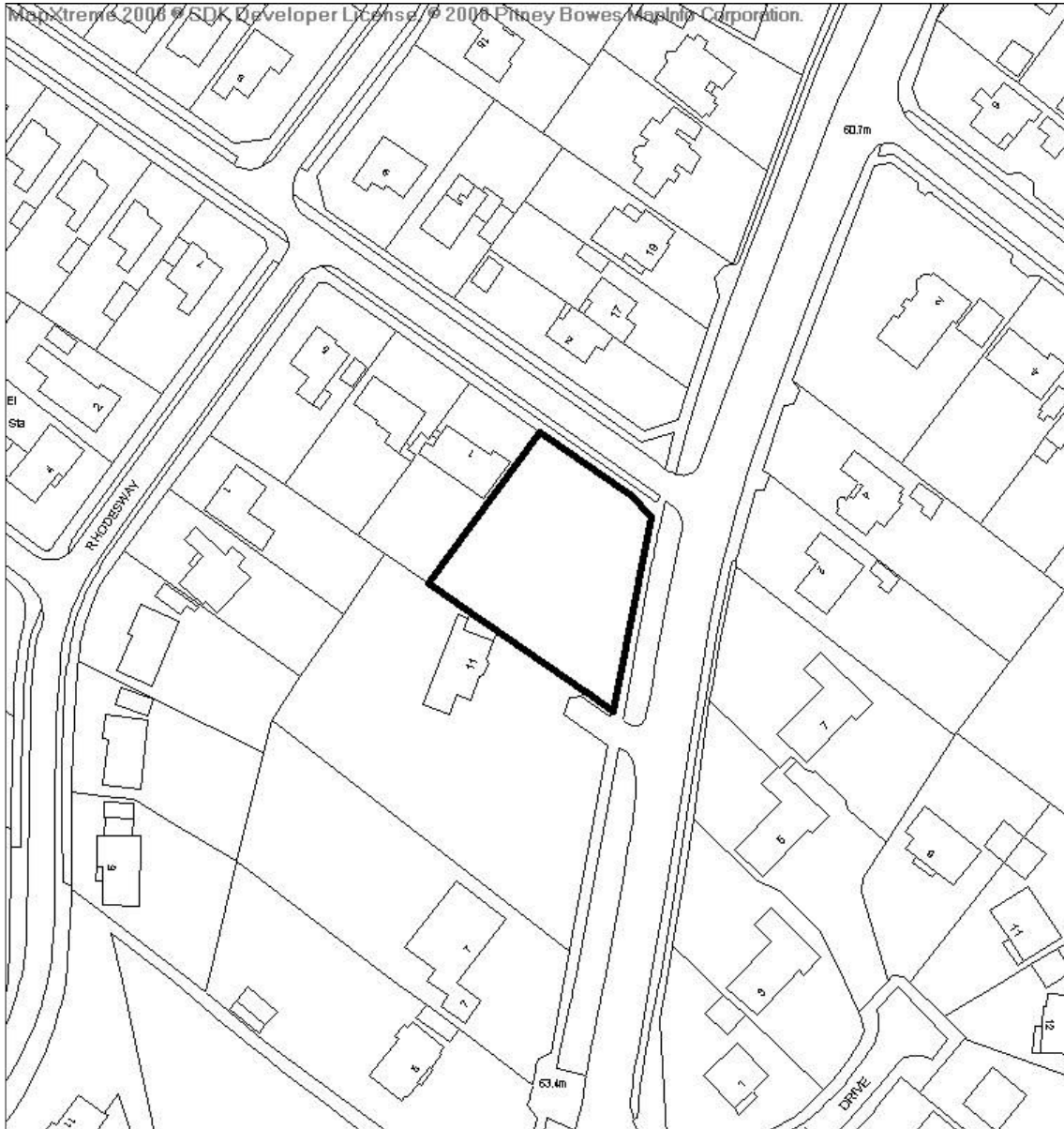
Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Heswall

Location: Land adjacent to 1 Border Road, Heswall, Wirral CH60 2TN
Proposal: Erection of a detached dwelling
Applicant: Marlowe
Agent : SDA Architects & Surveyors

Site Plan:



Development Plan allocation and policies:
Primarily Residential Area

Planning History:

There is no relevant planning history relating to this site.

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

Having regard to the Council Guidance on Publicity for Applications, 12 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report one objection has been received from the occupier of 7 Chalkwell Drive. The objection can be summarised as follows:

1. Overlooking rear garden
2. The visual appearance of a dwelling when viewed from rear windows
3. loss of a garden and increased density
4. The development will be overbearing and out of character

CONSULTATIONS:

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

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

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council. Under the current scheme of delegation any SDA application with at least one objection must be reported to Planning Committee.

INTRODUCTION

The proposed development is for the erection of a detached dwelling on the side garden of 1 Border Road.

PRINCIPLE OF DEVELOPMENT

The site is designated within Wirral's Unitary Development Plan as part of a Primarily Residential Area and as such the erection of a dwelling is acceptable in principle subject to the policies outlined below.

SITE AND SURROUNDINGS

The site of the proposed dwelling is within the side garden of 1 Border Road. This is located on the corner of Border Road and Barnston Road. There is an approximately 2.5m high hedge row running around the perimeter of Barnston Road. The garden is very large and extends to the rear of the dwelling some 15m.

There are a mix of dwellings within the area however most are large two storey dwelling set within their own grounds.

POLICY CONTEXT

As stated above the site is designated as part a a Primarily Residential Area and residential development is permitted subject to the proposal complying with Policy HS4 of the Wirral Unitary Development Plan (UDP).

UDP Policy HS4 sets out the parameters for acceptable residential development stating that the proposal should be of a scale which relates well to the surrounding property with particular regards to existing densities and form.

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.

The National Planning Policy Framework (NPPF) states that the purpose of Planning is help to

achieve sustainable development and that good design is a key aspect which should contribute positively for making places better for people. The NPPF also says that local planning authorities should resist inappropriate development of residential gardens where the development would cause harm to the local area. It is not considered that the proposed development is of such a scale to represent any harm to the local area, given the mix and density of development that already exists within the immediate locality. It is considered that the proposed development is in keeping with the principles of the NPPF.

APPEARANCE AND AMENITY ISSUES

The proposed development is the result of a number of negotiations between the developer and the Local Planning Authority. Whilst there is no distinctive style in the area one of the main characteristics of this section of Barnston Road is that of large detached dwellings set back from the main Road (Barnston) thus creating a sense of space.

The design has been refined to reflect the character of the area. The property will be faced in brick and render with a two storey bay window at the front, chimney breast at the side and vehicular access gained off Border Road.

At the time of writing this report one objection has been received from the occupier of 7 Chalkwell Drive. The objection can be summarised as follows:

1. Overlooking rear garden
2. The visual appearance of a dwelling when viewed from rear windows
3. Loss of a garden and increased density
4. The development will be overbearing and out of character

The dwelling is set back within the plot and the large hedge row running along Barnston Road will be retained. The size and siting of the dwelling is considered to be in keeping with the character of the area as well as the density and form of surrounding properties.

The siting of the dwelling would not result in an unneighbourly form of development, harmful to the occupiers of 7 Chalkwell Drive, 2 and 11 Barnston Road or to the neighbouring property 1 Border Road to the side. The proposed plans show the dwelling in line with the neighbouring property 1 Border Road and such the outlook from the proposed windows will achieve the required separation distances.

Whilst the occupiers of the surrounding properties (Including 7 Chalkwell Drive) will be able to see the dwelling from the overall bulk and massing would not be detrimental to the amenities which the occupiers of the adjacent properties could reasonably expect to enjoy. There are two windows in the side elevation of the new dwelling facing east which will be fixed and obscurely glazed up to a level of 1.7m from floor level if members are minded to approve the scheme.

It is the Local Planning Authorities opinion that one additional dwelling of a similar size and scale to those surrounding the site would be in keeping with the character of the area. The siting of the dwelling will not have any harmful impact upon the adjacent properties including 11 Barnston Road, 2 Border Road and 7 Chalkwell Drive or encroach upon the street scene of Barnston Road. The amenities of 1 Border Road will be maintained as those windows facing the site will be secondary.

The proposal is considered to be in keeping with existing development and general character of the area. The proposal is therefore considered acceptable having regard to Policy HS4 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

SEPARATION DISTANCES

To maintain an acceptable outlook for the proposed new dwellings and to protect amenity of those surrounding the site the following separation distances need to be achieved: habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three-storey development adjacent to two-storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

The proposed dwelling is sited over 18m from 11 Barnston Road. There is a non habitable room window in the side elevation which appears to be frosted as such there is no loss of amenity. There are a number of windows in the side elevation of 1 Border Road, however all of these windows are secondary.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal. The Head of Environment & Regulation (Traffic & Transportation Division) has been consulted on highway safety and parking and has raised no objections to the proposed scheme.

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 proposal is considered to be in keeping with existing development and general character of the area. The proposal is therefore considered acceptable having regard to Policy HS4 of the Wirral Unitary Development Plan 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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered to be in keeping with existing development and general character of the area. The proposal is therefore considered acceptable having regard to Policy HS4 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 18th June 2014 and listed as follows:
146_2013_02 Rev D (Dated 18.06.2014)

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

3. NO DEVELOPMENT SHALL TAKE PLACE until samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

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. NO OCCUPATION OR USE OF THE DEVELOPMENT SHALL TAKE PLACE UNTIL the first floor side windows in the side elevation facing 7 Chalkwell Drive and the first floor side window facing 1 Border Road have been glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: In the interest of residential amenity having regards to policy HS4 of the Wirral Unitary Development Plan

6. 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.

7. 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 policies WM8 and WM9 of the Waste Local Plan.

Further Notes for Committee:

Last Comments By: 07/03/2014 12:55:43

Expiry Date: 28/03/2014

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Agenda Item 7

Planning Committee

23 July 2014

Reference:
APP/14/00085

Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
Wallasey

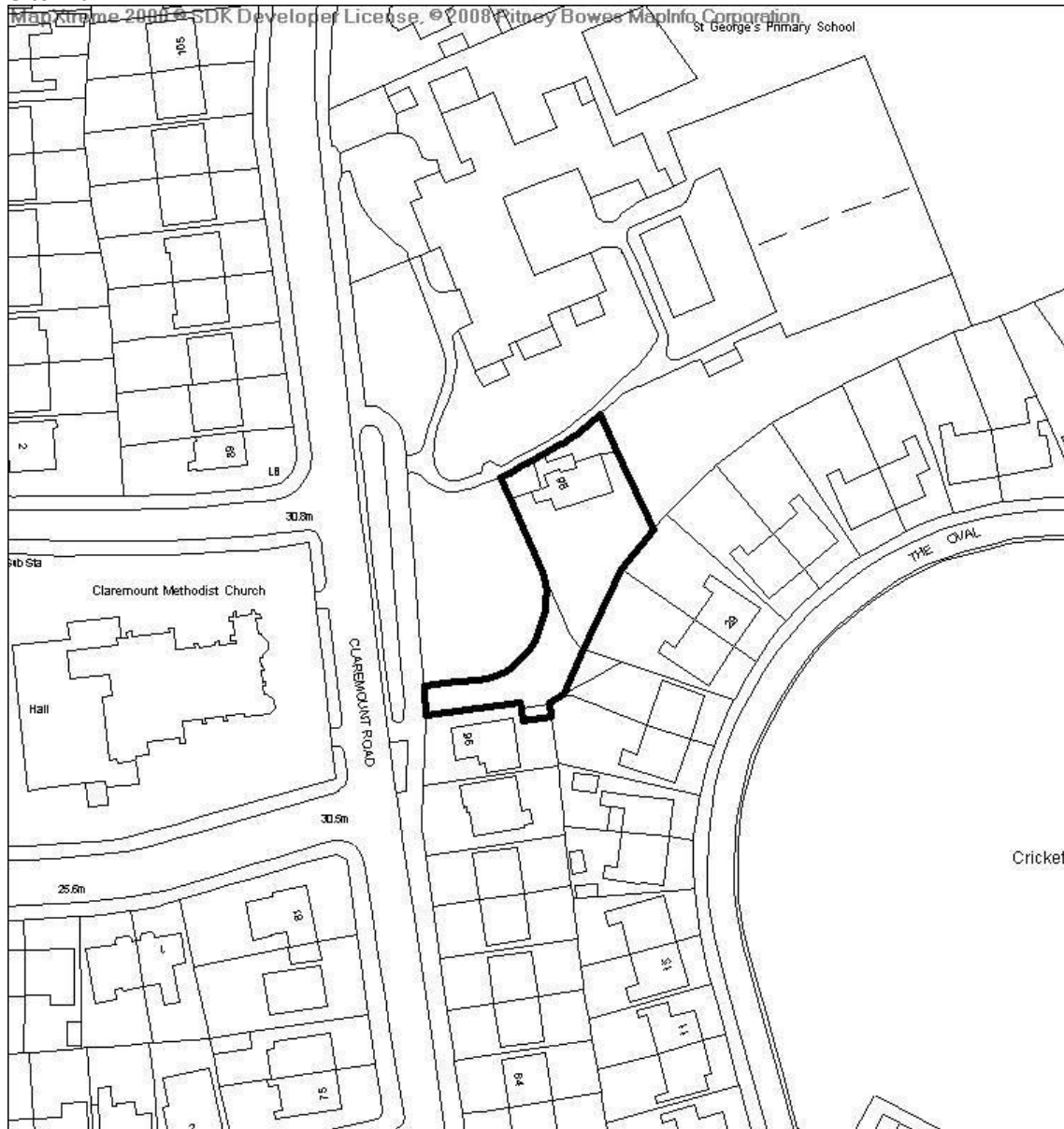
Location:
Proposal:

98 CLAREMOUNT ROAD, LISCARD, CH45 6UE
To build a pergola 3400mm high near bottom of drive, level ground area along part of south-east boundary (thus raising by 450mm) and erect 2000mm fence along this part of boundary, and erect pergola at height of 2350mm next to house

Applicant:
Agent :

Mr Paul Kenney
N/A

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: St. Georges School Grounds, 98, Claremount Road, Liscard. L45 6UE
Application Type: Work for Council by outside body
Proposal: Construction of a driveway.
Application No: APP/87/05566
Decision Date: 19/05/1988
Decision Type: Approve

Location: 98, Claremount Road, Liscard. L45 6UE
Application Type: Full Planning Permission
Proposal: Erection of single storey extension to side and front and reroofing with pitched roof.
Application No: APP/89/05457
Decision Date: 24/05/1989
Decision Type: Approve

Location: 98 CLAREMOUNT ROAD, LISCARD, CH45 6UE
Application Type: Full Planning Permission
Proposal: Side and rear extension to bungalow
Application No: APP/11/01321
Decision Date: 21/12/2011
Decision Type: Approve

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 7 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 2 objections received. One objection was received from the occupiers of 25 The Oval, objecting on the grounds that the new pergola is excessive and will dominate the bottom of their garden and that it may be used as a car port. Another objection was received from the occupiers of 29 The Oval, objecting on the grounds that the raised land level and fence has a harmful impact on residential amenity, and the potential loss of trees.

CONSULTATIONS

No statutory consultations required for this application.

Director's Comments

Consideration of this application was deferred from Planning Committee on 17 June 2014 to allow Members to carry out a formal Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Leah Fraser requested that the application be taken out of delegation due to concern about the scale of the proposed pergola and its impact on the visual amenity of neighbouring properties.

INTRODUCTION

The application is for the levelling of the ground along part of the south-east boundary, thus raising the land by 450mm - with a 2000mm fence along this part of the boundary and a pergola at height of 2350mm next to the house. These works have already been carried out, and the application is retrospective.

The application is also for the erection of an additional new pergola towards the front of the driveway. The scale and design of this new pergola has been amended significantly so that it is now approximately 3400mm in height, and 5000mm in length.

PRINCIPLE OF DEVELOPMENT

The principle of this development within a Primarily Residential Area is acceptable, subject to relevant policy guidelines.

SITE AND SURROUNDINGS

98 Claremount Road is a large, recently-extended bungalow located within a Primarily Residential Area. It is set back from Claremount Road, behind a fairly dense tree screen. There is a primary school to one side of the property, and the rear of dwellings on The Oval to the other side.

POLICY CONTEXT

The proposal is subject to Wirral's Unitary Development Plan Policy HS11: House Extensions, and Supplementary Planning Guidance 11: House Extensions.

APPEARANCE AND AMENITY ISSUES

The works that have been carried out result in the level of the application site being higher than neighbouring properties. The applicant claims that this was necessary in order for the land to be level. The erection of a 2m high fence on this raised land effectively results in the boundary fence to the rear of 29 The Oval being approximately 2.4m high, although it is not considered that this would have an unacceptable impact on the amenities of this property. The main dwelling of 29 The Oval is approximately 16 metres away from the rear boundary, and this is more than sufficient to ensure that the raised rear boundary does not harm the amenities of the occupiers of this property. Similarly, whilst the pergola sited on this raised land is also visible from this property, it is only partly visible above the fence and is not considered to be an overbearing feature and does not harm residential amenity.

The new pergola is to be sited towards the front of the driveway, although well set back from the entrance. It has been significantly amended from its original form - drastically reducing the height and length of it. The original height was almost 5m, whereas it has been reduced to 3.4m. The length was originally to be approximately 10m, but has been reduced to approximately 5m. In addition to this reduction, the change from a pitched roof to a flat roof will further lessen its visual impact. Although the pergola will be sited to the front of the main dwelling, the site is fairly well screened from the street scene by heavy tree cover. The reduction in scale and design will ensure that the new pergola is much more subordinate to the main dwelling, and has minimal visual impact when viewed from the street scene. Additionally, the pergola will be set approximately 4 metres off the boundary with properties on The Oval. This distance, and the reduced scale, will mean that the pergola does not have an unacceptable adverse impact on the amenities of these neighbouring properties. Whilst it may still be partly visible from these properties, this in itself will not cause an unacceptable degree of harm to residential amenity.

There have been objections received regarding the potential loss of trees on the site, and the use of the pergolas as a car/van port. However, none of the trees on the site are protected by a Tree Preservation Order whilst the actual use of the pergolas cannot be controlled through planning system provided the use is incidental to the enjoyment of the dwelling, and the parking of vehicles owned by the occupier of the property in this case is considered incidental.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no habitable windows will be directly affected by the proposed development.

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

In conclusion, it is considered that the raising (and levelling) of the land level along the south east

boundary, and the erection of a 2m high fence and pergola upon this land, does not have an unacceptable degree of harm to the neighbouring property. In addition, the reduction in scale and change of design of the proposed pergola will ensure that this does not harm the character of the street scene or the amenity of neighbouring properties. The development is therefore considered to be acceptable and complies with Wirral Unitary Development Plan Policy HS11: House Extensions.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The development will not harm residential amenity or the character and appearance of the street scene and therefore complies with Wirral Unitary Development Plan Policy HS11: House Extensions

Recommended Approve
Decision:

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3rd April 2014 and listed as follows: PL-002 Rev P1 (22/01/2014); and the approved plans received by the local planning authority on 14th May 2014 and listed as follows: PL-001 Rev P2 (13/05/2014), PL-003 Rev P2 (13/5/2014), and PL-005 Rev P2 (13/05/2014)

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

Further Notes for Committee:

Last Comments By: 05/05/2014 16:30:11

Expiry Date: 29/05/2014

Agenda Item 8

Planning Committee

23rd July 2014

Reference:
APP/14/00219

Area Team:
North Team

Case Officer:
Mrs S Williams

Ward:
**Leasowe and
Moreton East**

Location: 20 TENBY DRIVE, MORETON, CH46 0QA
Proposal: Demolition of existing garage and erection of detached double garage
Applicant: Mr Duncan
Agent : PWE Design

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

No planning history

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

7 letters of notification were sent to occupiers at neighbouring properties and in addition a site notice was displayed. As a result 5 objections were received from the occupiers at 17 Napier Drive, 19 Napier Drive, 74 Grampian Way, 78 Grampian Way and 80 Grampian Way. The following concerns were raised:

1. Running a car repair business
2. The use of the garage resulting in pollution, fumes and noise
3. Health issues
4. Sound and smell more like an industrial estate
5. Out of character
6. Overbearing affect

In addition to the above objections, former Ward Councillor, Ian Lewis had requested the application to be taken out of delegation and heard at Planning Committee, listing the following reasons:

1. Out of character
2. Adverse overbearing affect
3. causing annoyance and nuisance to neighbours

CONSULTATION:

No statutory consultations required for this application

Director's Comments:

Consideration of this application was deferred from Planning Committee on 7 May 2014 to allow Members to carry out a formal Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Former Ward Councillor, Ian Lewis, had requested the application to be taken out of delegation and to be heard at Planning Committee on the grounds that the garage is out of character for the neighbourhood and the scale and density of the structure and nearby properties will have an adverse overbearing affect on what, should be a quiet, residential area.

INTRODUCTION

The proposal seeks planning permission for the demolition of existing garage and erection of a detached garage. Amended plans were requested as it appeared that the existing plan were inaccurate, in that the site currently contains two garages. The agent amended the existing plan and confirmed one of the garages on the site belonged to 19 Napier Drive.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable subject to relevant policies.

SITE AND SURROUNDINGS

20 Tenby Drive is a semi-detached property which is located within a primarily residential area of similar styled bungalows and two-storey dwellinghouses. The site to the rear is bordered by a 2 metre high wooden fence, the rear elevation of the property contains a conservatory.

There is an existing detached garage at the site which fronts the highway Grampian Way. This garage adjoins the garage at 19 Napier Drive. This neighbouring property contains a rear conservatory.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house.

National Policy - NPPF - Requiring Good Design, Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. It is considered that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

APPEARANCE AND AMENITY ISSUES

The width of the proposed garage would increase by approximately 2.9 metres and the depth by approximately 1.95 metres. The height of the garage up to the eaves would measure 2.2 metres. A pitched roof would be located above which would contain an overall height of 4 metres. There is currently a 1.8 metre high wooden fence which forms a boundary to the north and east.

The detached garage would be located adjacent to the end of the rear garden of 19 Napier Drive approximately 11 metres away from the rear elevation of the house. It would also be located 18 metres from 74 Grampian Way. As the proposed garage is a double garage the overall scale of the proposal would be larger than the existing garage. This is not uncharacteristic of a residential area and due to the separation distances achieved it is deemed that the development would not have an adverse impact to the amenities of neighbouring properties in terms of loss of light.

Concerns have been raised relating to what the garage may be used for in the future (car repair business). The application has been submitted as a domestic garage to serve the existing dwelling and must be assessed as such. Concerns about the potential for unauthorised use do not on their own warrant a refusal. All other concerns raised relate to the possible use of the building causing noise, annoyance and pollution to local residents. As the Council has other powers which can be applied in the event that any statutory nuisance is caused, these grounds for refusing the application cannot be considered to justify a refusal of planning permission

It is considered that the proposal would not cause any harm to the character and appearance of the area. 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 proposed development complies with relevant Council policies and is therefore considered acceptable.

SEPARATION DISTANCES

Separation distances are discussed in further detail above.

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 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 and SPG11 and is therefore considered acceptable.

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 and regional 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 and SPG11 and is therefore considered acceptable.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 26th March 2014 and listed as follows: drawing number DUN576-0214 (dated 7th February 2014).

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

Last Comments By: 26/03/2014 16:19:36

Expiry Date: 14/04/2014

Agenda Item 9

Planning Committee

23 July 2014

Reference:
APP/14/00237

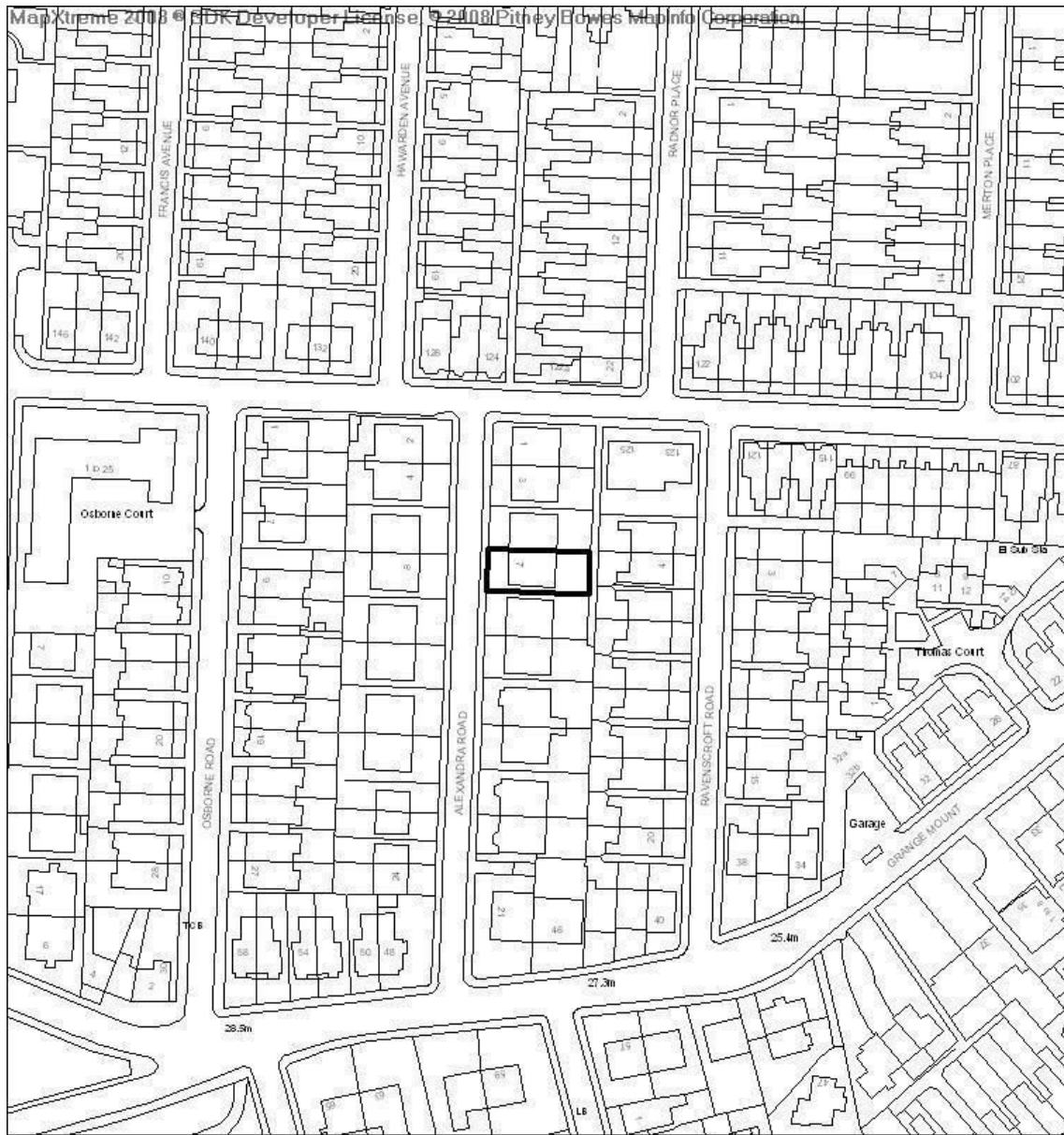
Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
Claughton

Location: 7 ALEXANDRA ROAD, BIRKENHEAD, CH43 4XX
Proposal: Change of use from 6 bedroom property to an 8 bedroom supported accommodation/House of Multiple Occupation (HMO)
Applicant: Mrs Benoni
Agent : CADStation Ltd

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

No planning history for this property

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

Having regard to the Council's Guidance on Publicity for Applications, 18 notifications were sent to adjoining properties. A Site Notice was also displayed. A qualifying petition of 34 signatures and 2 individual letters of objection have been received from No.6 Alexandra Road citing the following concerns:

1. Disturbance;
2. Increased traffic and parking problems;
3. Foot traffic;
4. Residents' safety and the potential for increased police visits;
5. Devaluation of property;
6. Lack of information regarding the proposal;
7. Could affect residents chance of fostering.

CONSULTATIONS

Head of Environment & Regulation (Pollution Control Division) - no objections to the proposal

Head of Environment & Regulation (Highway Management Division) - no objections to the proposal

Director's Comments:

Consideration of this application was deferred from Planning Committee on 17 June 2014 to allow Members to carry out a formal Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection with 34 signatures has been received. Therefore, under the provisions of the Council's Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

INTRODUCTION

The application proposes accommodation providing semi-independent living (C2 Use) to provide supported living for young adults leaving care (aged 16 to 18). There is capacity for up to 8 residents to stay at any one time. The residents' share the communal lounge and kitchen area. There is 24 hour staff supervision providing training for independent living. The organisation that will operate the proposed use has been established for the last 5 years and runs other similar properties in the area.

PRINCIPLE OF DEVELOPMENT

Proposals for C2 care uses in Primarily Residential Areas are acceptable in principle subject to the provisions of policy HS8 of the adopted Wirral Unitary Development Plan, SPG9 and the NPPF.

SITE AND SURROUNDINGS

The brick semi-detached building is situated in a residential street designated as a Primarily Residential Area. The site provides one off-street parking space, and there are no restrictions on the highway. There is a small yard to the rear. No external alterations are proposed.

POLICY CONTEXT

The application shall be assessed against policy HS8 Nursing Homes and Residential Care Homes of the adopted Wirral Unitary Development Plan, SPG9 Sheltered Housing and Residential Care Homes, SPD4 Parking Standards and the National Planning Policy Framework.

Policy HS8 sets out proposals should not result in an over-concentration of residential care or nursing homes in an area. SPG9 specifies the number of residential homes should not exceed 20% of the

total number of properties in the street frontage. SPD4 sets out maximum numbers of car parking spaces - 1 space per 3 staff plus 1 visitor space per 6 residents. The NPPF requires a wide choice of high quality homes to create sustainable, inclusive and mixed communities.

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.

APPEARANCE AND AMENITY ISSUES

Policy HS8 sets out proposals should not result in an over-concentration of residential care or nursing homes in an area. SPG9 specifies the number of residential homes should not exceed 20% of the total number of properties in the street frontage. The site is located in a residential area of dwellings and some buildings have been split into flats. In this instance it is considered the proposal is read within a street scene of 22 residential buildings, resulting in the proposal not exceeding 20% of the street frontage. The proposal is considered to be of a suitable scale within the residential area, and is not considered to result in an over-concentration of residential care in the area.

Neighbours have raised concerns regarding the potential of a damaging impact on residential surroundings, with concerns regarding the potential behaviour of tenants. Both local and national planning policy looks to integrate care homes into the local community, and it is considered a wide and varied range of land uses could help to create environments that were lively and well-used, thus deterring criminal activity.

Care homes can increase activity in terms of comings and goings and general noise, and inadequate space for requirements such as parking, dustbins and poor standard of maintenance can also affect the character of the residential area. Highly intensive uses can give rise to a level of activity out of keeping with the street and wear and tear on the fabric of the houses themselves could also occur. Transient populations may not relate to the established community. However the existing building is considered to be of a scale that can accommodate the proposal. The size of the building and the number of occupants (up to 8 young persons) are considered not to generate a level of activity which could affect the privacy and quietness neighbouring residents were entitled to expect. The use is managed 24 hours a day, 7 days a week. The intervention of the Local Planning Authority into the field of matters otherwise controllable under housing or environmental health powers may only be justified when the overcrowding implied has a knock-on effect on wider amenity or land use concerns. Government policy in NPPF encourages a flexible approach to standards, and the room sizes and shared facilities are considered acceptable. The existing windows are utilised and provide a good level of outlook and daylight. Amended plans were received on 28 May 2014 moving bedroom 5 to the rear of the property to allow for a better outlook. There is adequate amenity space for recreation, dustbin storage and cycle parking space for the inhabitants, which can be conditioned.

The property is semi-detached and the adjoining property No.22 is a single residential property. Environmental Health were consulted and had no objection to the application, and did not request any conditions. It is therefore considered sound emanating from the property would be likely not to give rise to unacceptable noise disturbance. The use is considered to generate more activity than a traditional family house, however it is considered that the level of activity would not be so significant that it would impact adversely on the living conditions of local residents.

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. The proposal will utilise the existing windows. As such it is considered there are no issues regarding loss of privacy or overlooking.

HIGHWAY/TRAFFIC IMPLICATIONS

The Council's adopted parking standards SPD4 require maximum parking standards, which the proposal complies with. Highway Engineers had no objection to the proposal and did not recommend any conditions. The site is considered a sustainable residential area as it is within walking distance of Birkenhead Key Town Centre with good bus routes, train links and local amenities. It is considered residents would have a low level of car ownership. Cycle parking provision can be conditioned.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals. Environmental Health had no objection to the proposal and did not request planning conditions. The application is for the retention of an existing use and arrangements for the storage and disposal of refuse is made within the curtilage of the site. The proposal complies with policies WM8 and WM9 of the Waste Local Plan.

There are no environmental or sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered detrimental to the character of the residential area, or cause nuisance to the surrounding residential areas by virtue of its scale and use. The proposal complies with Council policy HS8 of the adopted Wirral Unitary Development Plan, SPG9 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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered detrimental to the character of the residential area, or cause nuisance to the surrounding residential areas by virtue of its scale and use. The proposal complies with Council policy HS8 of the adopted Wirral Unitary Development Plan, SPG9 and the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved amended plan received by the local planning authority on 28 May 2014 and listed as follows: drawing number 670-01 B (dated Feb. 14)

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

3. No more than eight residents shall occupy No.7 Alexandra Road at any one time.

Reason: In the interest of amenity

4. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 in the in the Wirral Unitary Development Plan 2000

5. PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT, 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy EM9.

Further Notes for Committee:

Last Comments By: 25/04/2014 10:43:17
Expiry Date: 08/05/2014

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Planning Committee

23 July 2014

Reference:
APP/14/00352

Area Team:
South Team

Case Officer:
Ms J Storey

Ward:
**Birkenhead and
Tranmere**

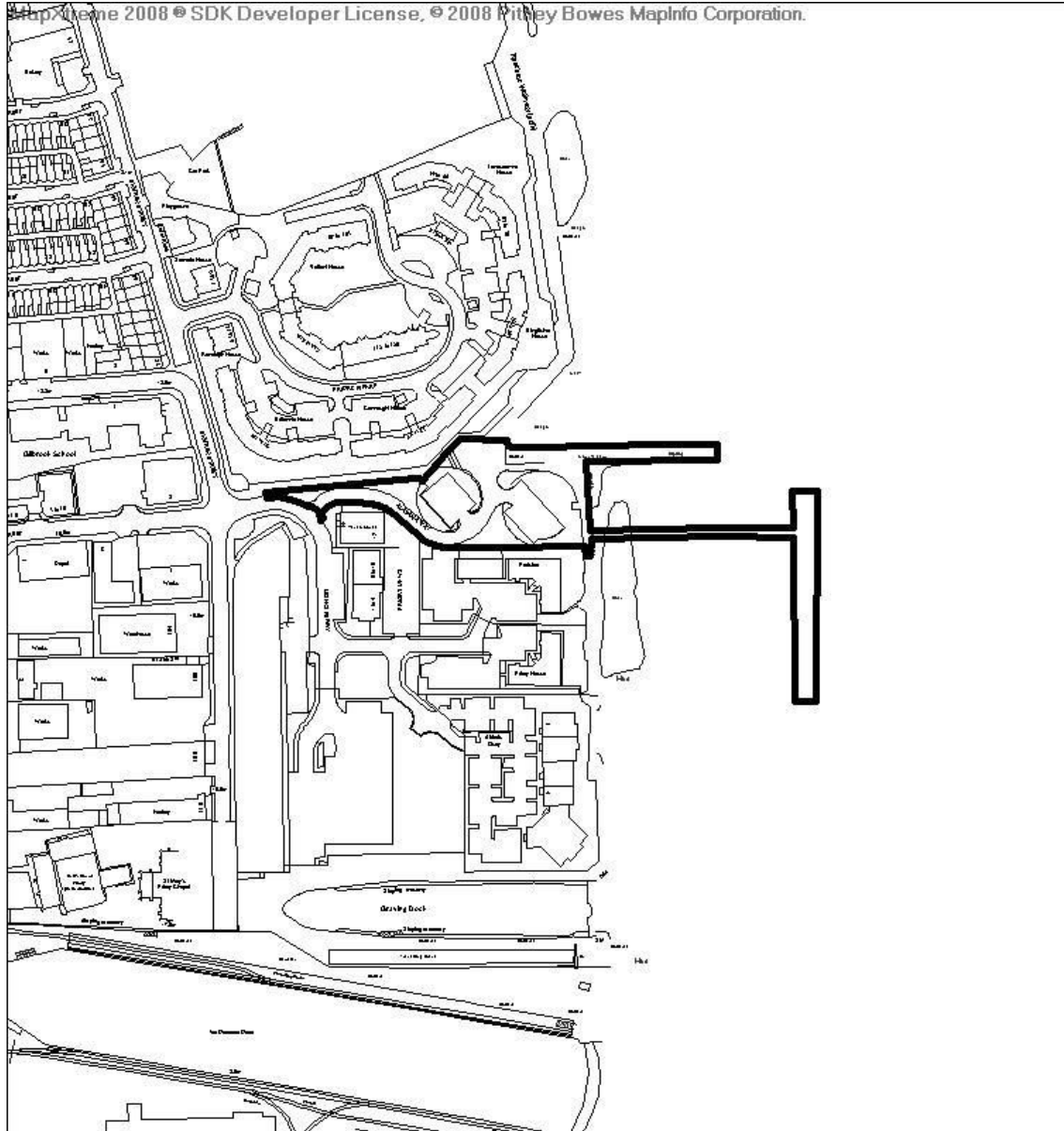
Location:
Proposal:

Car Park, ALABAMA WAY, BIRKENHEAD, CH41 5LJ
The site is currently a public car park. The proposal is for an on shore office, warehouse building and pontoon that will serve as a marine operations and maintenance facility for off shore projects.

Applicant:
Agent :

Cammell Laird Ship repairers & Shipbuilders Ltd
Ainsley Gomon Architects

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area
Coastal Zone
Primarily Industrial Area

Planning History:

Location: Norbury House, Unit 11 Monks Ferry, Birkenhead, Wirral, L41 5LH
Application Type: Full Planning Permission
Proposal: Erection of a first floor extension
Application No: APP/97/06524
Decision Date: 29/10/1997
Decision Type: Approved

Location: Vacant Offices, Norbury House, Monks Ferry, Birkenhead, Wirral L41 5LH
Application Type: Full Planning Permission
Proposal: Erection of 10 no. offices and alterations to the existing office
Application No: APP/97/06457
Decision Date: 29/10/1997
Decision Type: Approved

Location: Monks Ferry Brow, Church Street, Birkenhead, L41 5
Application Type: Full Planning Permission
Proposal: Change of use from ship repair to breaking of vessels and reduction of scrap to furnace size by hydraulic press.
Application No: APP/78/10778
Decision Date: 29/01/1979
Decision Type: Refuse

Location: Monks Ferry, east of Alabama Way, Birkenhead. L41 5
Application Type: Full Planning Permission
Proposal: Erection of new build office complex with portal framed workshop/storage building.
Application No: APP/93/05475
Decision Date: 28/9/1994
Decision Type: Approved

Location: River frontage walkway, east of Alabama Way, Birkenhead. L41 5
Application Type: Work for Council by Council
Proposal: Extension of riparian walkway and associated drainage.
Application No: APP/92/06077
Decision Date: 11/11/1992
Decision Type: Approved

Location: Monks Ferry Docks 1 and 2, Alabama Way, off Church Street, Birkenhead. L41 5EG
Application Type: Work for Council by outside body
Proposal: Development of reclaimed land for business/industrial/ storage (class B1, B2, B8) and training purposes, access road, parking and servicing areas.
Application No: OUT/90/07565
Decision Date: 25/1/1991
Decision Type: Approved

Location: Monks Ferry Docks 1 and 2, Alabama Way, off Church Street, Birkenhead. L41 5EG
Application Type: Work for Council by Council
Proposal: Damming and infilling of docks.
Application No: APP/90/07566
Decision Date: 25/1/1991
Decision Type: Approved

Location: Norbury House, Monks Ferry, Birkenhead, Wirral, L41 5LH
Application Type: Full Planning Permission
Proposal: Erection of two storey building
Application No: APP/99/05230
Decision Date: 31/03/1999
Decision Type: Approve

Location: Rose Brae site, Church Street, Birkenhead. L41 5E
Application Type: Work for Council by Council
Proposal: Construction of riverside walkway and associated landscaping.
Application No: APP/86/06459
Decision Date: 21/10/1986
Decision Type: Approved

Location: Rose Brae, Church Street, Birkenhead. L41
Application Type: Work for Council by Council
Proposal: Regrading of land.
Application No: APP/85/05769
Decision Date: 16/5/1985
Decision Type: Approved

Location: Monks Ferry Industrial Estate, south of Alabama Way, off Church Street,
Birkenhe
Application Type: Work for Council by Council
Proposal: Construction of main access road, car parking and drainage, (phase 2).
Application No: APP/89/06243
Decision Date: 22/6/1989
Decision Type: Approved

Location: Monks Ferry ,Church Street ,Birkenhead,L41 5HG
Application Type: Section 53 Determination
Proposal: Section 53 Determination - use of land for ship breaking and storage/
transhipment of metals
Application No: DTR/80/17022
Decision Date: 16/01/1981
Decision Type: Prior approval is required

Location: Former drawing office,Monks Ferry ,Birkenhead ,L41 5E
Application Type: Deemed
Proposal: Change of use of former drawing office to light industrial.
Application No: DPP/84/25223
Decision Date: 19/07/1984
Decision Type: Approved

Location: Land adjacent to Woodside Station (formerly Western Ship Repairers),Monks
Ferry ,Church Street ,Birkenhead,L41 5HG
Application Type: Established Use Certificate
Proposal: To obtain an Established Use Certificate in connection with the buildings and
land and associated plant, machinery and equipment and ancillary offices, for
the building of ships and boats
Application No: EUC/81/19157
Decision Date: 09/10/1981
Decision Type: Approved

Summary Of Representations and Consultations Received:

Having regard to the Councils adopted Guidance on Publicity for Planning Applications, 93 neighbour notification letters were issued to adjoining residents and a number of site notices displayed.

At the time of writing, a qualifying petition containing 82 signatures objecting on the grounds that -

1. the application site is close to the conservation area,
2. the area is the only open space for residents and line fishermen and small river craft who earn their living picking up customers at the slipway,
3. charity swimming events take place here ,
4. it is proposed to keep the Heritage trail open but only just, WMBC have done little to enhance this area,
5. the only other area for parking is a small car park next to the submarine at Woodside,
6. the car park belongs to WMBC so in effect belongs to the rate payers.
7. will WBC still charge the same rates?
8. have to pay for 24 hour security,
9. would rather the money went to WMBC.

Further individual objections have been received from the following:

Chair of Priory Wharf Board of Directors & the occupiers of 7 Grennan Court, 7 Coniston House, 10, 41, 42, 49, 59, 65, 68. 70, 74, and 122 Priory Wharf, 16 Fairview Road, 18, Poulton Royd Drive Annakin-Smiths listing the following objections:

1. loss of open space,
2. just outside the Conservation Area, but have to adhere to certain conditions by conservation planners, even just to install windows,
3. prevents use of car park to walk along the river front,
4. should move building to the south of Lairds,
5. the slip way is open and used by the public and this proposal will prohibit this,
6. close to residential properties, issues of noise and general disturbance to residents,
7. removal of a public car park,
8. spoil views across the river to Liverpool,
9. present jetty with its long and important historical associations will be lost,
10. impair the use by walkers, fishermen and small craft taking anglers out into the Mersey,
11. properties on Priory Wharf are already in negative equity,
12. design of the building does not enhance the area, roof of new building will be made of metal and cladding down the sides,
13. disagree that the car park is under used,
14. part of an established heritage trail,
15. loss of light from lower apartments,
16. boats comings and goings will cause further nuisance,
17. the development will destroy the only buffer zone between the residential properties in priory wharf and the adjacent industrial properties,
18. use the car park to transport disabled husband to the promenade, the steep slope down to the car park on foot with a wheel chair is out of the question,
19. I served my apprenticeship with Cammell Lairds and all for improving job prospects but knowing the area, I cannot understand why this area has been chosen, there is plenty of space on land that for many years has been used for this sort of operation.,
20. loss of sunlight onto balconies and communal garden
21. detrimental effect on the trees and greenery,
22. light reflection from steel roof could become blinding,
23. loss of privacy,
24. impact upon the animals that use this communal area ,
25. increase in the amount of traffic and impact on residential amenity.
26. to destroy this destination for visitors would be to lose one of the best vantage points for viewing the UNESCO rated Liverpool river front, couldn't Tranmere shore be used for this development.
27. will the materials be sourced locally or fabricated in China,
28. how many jobs will be created.
29. will impinge on the Tourist opportunities for Birkenhead,
30. loss of public access to the slipway and waterfront car park fee puts off the short term user,
31. may lead to an increase of unauthorised parking at Priory Wharf as there is nowhere else to go,
32. proposed building is very uninspiring,
33. push public access into a potentially threatening funnel and a muggers alley,
34. has the site been tendered by the council,

35. will this create new jobs or just move existing jobs,
36. Habitats Regulation Assessment states that the site is in a commercial area adjacent to existing engineering works, this is not true,
37. application fails to indicate hours of opening but talks about 365 day full tidal access, this is inappropriate close to residential properties, very strong nighttime illumination will be required,
38. walkers approaching from Woodside would be confronted by a warehouse between an attractive office development and attractive apartments.

LDRA (adjoining business) - car parking within the commercial estate is desperately needed, the Council have not responded to requests for road adoption, double yellow lines and the withdrawal of car parking charges at this car park, there is large demand but not at current prices, parking problem in the area will be exacerbated, despite the favourable flood report, the car parking spaces at the head of the current launch ramp are regularly flooded, the car park is extensively used by fishermen and foreign visitors, site serves for river events, families picnicking and people in commercial vehicles enjoying their lunch breaks, demand is low in the winter, but the rest of the year there is a constant stream of vehicles, no provision in the plans for use by LDRA employees and visitors of our side gate (kept locked) have held a number of sales orientated events on site and use of the car park by customers and guests has been critical. No public consultation with history society, local residents or local enterprises undertaken by the Council over the loss of this amenity. The presence of a path way with no parking prospects is not adequate. There appears to be a number of sites that Cammel Lairds can use. Loss of this site and its views is a loss of public amenity. No approach from the Council to LDRA to bid for the car park. LDRA moved from Liverpool to its current site adjacent to the car park because it was an attractive site, with this proposal the company will look for premises elsewhere and some 40 highly skilled jobs will move from the Wirral. The current building will be retained but only for storage. This application is unlikely to produce an increase in jobs. In conclusion, we believe that there will be losses in both employment and amenities if this application goes forward

Former Councillor Brian Kenny - residents are desperately worried that this proposed development will drive down residential property values further, new development will be directly adjacent to the residential properties with only a small passageway in-between, the car park is well used by visitors to the area for the views across and for fishing. This amenity will be lost to the community if the development goes ahead.

Councillor Jerry Williams (Wirral Heritage Champion) objects as Monks Ferry is one of the most historic areas on the Wirral waterfront, from a tourism standpoint, to build an industrial site here would be a disaster.

Birkenhead History Society - importance as a site of special archeological interest, priory is a grade 1 Listed Building and a scheduled ancient monument, Heritage and Tourism potential of the site should be encouraged by Peel Holdings, WMBC and the Greater Liverpool Authority, no consideration of alternatives

Peter Kenny (skipper/ director Liverpool boat charter / **Stan Dickinson** charter boat operator/ Discovery Charters/ **Jenson Sea angling & C Evans** Skipper Merseylass run a chartered boat operation providing charter boat trips and the slipway is the only 24 hour access to the River Mersey to board and disembark customers. Business has built up over the last 7 years, if proposal goes ahead and they are not allowed access and use of the site it will put all other small chartered vessels out of business. Tourists also book into local hotels and use local restaurants. No where else along the River Mersey has 24 hr access. We want to keep 24 hour access to the slip way or alternatively 24 hr unlimited access to the new pontoon. If the Council want to sell or lease it they should provide us with a suitable alternative.

Merseyside Cycling Campaign - Three cycle stands are poorly located, suggest stands would be best located next to the main entrance where they can easily be seen from the reception desk. A separate cycle store is required for workers employed on site. It would be appreciated if any cycle parking could clearly be defined and conditioned if approval for this project is granted.

Letters of support have been received from the following:

Mersey Maritime (represents the interests of over 1700 maritime companies on Merseyside with

communications, events and business support.) - the resurgence of Cammell Lairds as a world Class Shipbuilding/repair and heavy engineering facility has contributed greatly to the local economy in Wirral and provides jobs for a considerably sized and highly skilled workforce. The company's successful diversification into related services including renewable energy and civil nuclear technologies is not only creating additional jobs at the yard but providing benefits to a considerable number of marine service companies. We strongly support the application.

Denbridge Marine Limited can see no reason why this proposal should not proceed

Natural England - No objections.

Environment Agency - No objection subject to the application of conditions relating to development being carried out in accordance with the submitted and approved FRA, and contaminated land

Head of Environment and Regulation (Pollution Control Division) - No objection subject to contaminated land condition

Head of Environment and Regulation (Traffic and Transportation Division) - No Objections subject to a condition requiring details of the proposed alterations to the cycle/footpath adjacent to the north side of the site submitted for approval.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition signed by 82 persons has been received. Therefore, under the provisions of the current Scheme of Delegation for Determining Planning Applications, the application is required to be considered by the Planning Committee.

INTRODUCTION

The proposed development will provide a marine operation facility for the day to day monitoring, routine servicing, maintenance and repair of the off shore wind farms either currently operational or in the process of construction in the Liverpool Bay and Irish Sea. The proposed on-shore office and warehouse building, will be served by both the existing slipway and a new floating pontoon, which will provide berths for service vessels and catamaran's that will be used to ferry the operation and maintenance staff out to the off- shore facilities.

The proposed building will contain offices, welfare, changing and mess facilities for the maintenance staff that attend the off-shore facilities. The warehouse element of the proposal will house the components required for day-to-day maintenance and repairs. Parts would be delivered by road, and the applicants anticipate that such deliveries would be by vans or light lorries

The applicants have stated that the reason for providing this building in this location is that the facility will provide a river berth that has operational capability at all states of the tide to serve the marine facility operators.

This development is also subject to separate marine consent from the Marine Management Organisation.

PRINCIPLE OF DEVELOPMENT

The application site is designated as part of the Primarily Industrial Area and the Coastal Zone in the Unitary Development Plan (UDP), where industrial development and proposals for the expansion of existing businesses requiring a coastal location can be permitted subject to the criteria in UDP Policies EM8, CO1 and CO7. The main issues to address include: the impact on the neighbours amenity, the effect on nature conservation, flood risk, navigation and public access to the coast. The application is partly contrary to UDP Policy CO1 because it expects public access to the coast to be preserved. Some 40m of the existing promenade will be closed, but access to the remainder will still be maintained. For these reasons the application has been advertised as a departure.

SITE AND SURROUNDINGS

The application site comprises of a public car park, promenade and adopted highway. The site levels vary, and fall towards the eastern part of the site. The highest elevation on site is approximately 16m Above Ordnance Datum (AOD) at the junction of Alabama Way and Monks Ferry. Due to the steep gradient across the site, there are a number of retaining walls, which create a number of plateaus across the main site area, with two semi - circular retaining walls creating the two main levels within the site. The west of the site contains a slipway with a locked barrier in place which extends into the River Mersey beyond. This slipway has no public access and is used for emergency access only. This proposal is intended to modify the existing stone wharf but will still maintain access for emergency vehicles. The applicants have further confirmed that the proposed pontoon will also be accessible to allow these vessels to be made available for rapid response should an emergency happen.

A footpath runs adjacent to the northern site boundary and provides public access to and along the seafront north of the site. There are a number of mature trees which have been planted along the northern boundary of the site between this site and Priory Wharf.

Priory Wharf to the immediate north of the site is a 4 storey residential development located at a higher level than the application site, and beyond that is the vacant Rosebrae site. This was formerly a ship repair yard. Priory Wharf was developed during the late 80s through the Merseyside Development Corporation regeneration initiatives along the Mersey waterfronts. To the south of the site is a small business park where the majority of the businesses are maritime related.

In the wider context, the site and its surroundings has been developed and redeveloped a number of times over recent years. The site is accessed through Priory wharf industrial estate and the whole area is dominated by industrial, office and the Marine Maritime college. Birkenhead Priory lies 240m from the site and is not considered to be affected by these proposals.

POLICY CONTEXT

The statutory development plan consists of the Wirral Unitary Development Plan (UDP) adopted February 2000 and saved by Direction of the Secretary of State on 18th September 2007) and the joint waste Local Plan (adopted 18th July 2013). UDP Policies relevant to this application include

Policy URN1 Development and Urban Regeneration
Policy EM8 Development within Primarily Industrial Areas
Policy EM6 Criteria for New Employment Development
Policy EM7 Environmental Criteria for New Employment Development
Policy CH1 Development Affecting Listed Buildings and Structures
Policy CH2 Development Affecting Conservation Areas
Policy CO1 Development within the Developed Coastal Zone
Policy CO7 Criteria for Development in the Inter Tidal Zone
Policy TRT1 Provision for Public Transport
Policy TRT3 Transport and the Environment
Policy TR9 Requirements for Off-Street Parking
Policy TR11 Provision for Cyclists in Highway and Development schemes
Policy TR12 Requirements for Cycle Parking
Policy WA1 Development and Flood Risk Policy
Policy WAT1 Fluvial and Tidal Flooding
Policy WA2 Development and Land Drainage
Policy PO3 Noise

Relevant Policies in the Joint Waste Local Plan (adopted 18th July 2013) include

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

The site is designated as part of the Primarily Industrial Area and Coastal Zone as shown on the Unitary Development Plan (UDP) Proposals Map. Strategic UP Policy URN1 seeks to ensure full and effective use of land is made within urban areas. This should be read in conjunction with:

- UDP Policy EM8, which makes provision for uses within Use Class B1, B2 and B8 and

proposals for the reconstruction of existing businesses. This is linked to UDP Policy EM6 and Policy EM7 which contains criteria that seeks to ensure there would no unacceptable loss of amenity, no adverse effect on the operations of neighbouring uses and to consider traffic impact, nature conservation and the extent to which natural features would be retained.

- UDP Policy CO1, which makes provision for development requiring a coastal location, provided there would be no adverse effect on nature conservation, flood risk can be addressed and public access to the coast can be preserved or enhanced where safe and practical to do so.

UDP Policy CO7, which also permits development where navigation, commercial fisheries, and sedimentary movement are not adversely affected and public access is preserved unless impractical. Section 38 of the Planning and Compulsory Purchase Act 2004 states that "if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) became a material planning consideration on 27th March 2012. This indicates that the purpose of the planning system is to contribute to the achievement of sustainable development and that paragraphs 18 to 219 taken as a whole constitutes the Governments view of what this means in practice for the planning system.

The Core Strategy Local Plan - Proposed Submission Draft (December 2012), which has been approved by the Council as a material consideration in future planning decisions, also seeks to support manufacturing at Cammell Lairds as well as making provision for green infrastructure.

Employment

In terms of building a strong economy, the Government wants the planning system to do all it can to support sustainable economic growth. Revitalising the local economy is a fundamental part of the urban regeneration strategy which is pursued through the UDP and the emerging Core Strategy Local Plan. Furthermore, it is also a key priority of the Council's Investment Strategy to increase the number of jobs and seek employment opportunities for Wirral residents, particularly in areas of the borough where there are high levels of unemployment.

The applicants have stated that the site will bring highly skilled, long term and specialist employment to Birkenhead. The Jobs will be in the renewable energy and engineering sector. The facility is to be supported from the adjoining Cammell Laird shipyard and from the Marine and Technical college. Cammell Laird is a major employer in Birkenhead and is an internationally recognised centre of excellence for engineering and maritime skills. The operators will employ between 30 to 45 staff at peak times to provide regular monitoring, routine maintenance and occasional emergency repairs to the off shore wind farms. In addition to the operatives, there will be a land based team that monitor equipment and deal with ordering and distribution of parts and components. There will also be crews to operate the crew transfer vessels that carry the operation and maintenance staff backwards and forwards to the off shore operations.

The proposed development which will provide a facility for uses within B1 and B8 in an area designated as a primarily Industrial area within Wirral Unitary Development Plan and is therefore considered to be acceptable in this location. The proposal will provide for up to 45 new jobs to Wirral in the maritime, engineering, renewable energy and construction sectors on a site that is ideally placed for such a facility. It is the intention of the operator to create a facility to allow off shore operations such as wind farms in the Irish Sea to be operated and maintained from a from a Wirral based shore facility. This will contribute to the development of a key growth sector in Wirrals Investment Strategy, the local economy and to the boroughs skill base and assist in sustaining and be sustained by Cammell Lairds, which is considered to supply long term employment opportunities. Furthermore, it is understood that if this development is not forthcoming, the investment in this type of economy will be forced to relocate elsewhere.

Renewable Energy

The UK is signed up to a legally binding EU target of producing 15% of its energy from renewable sources by 2020. To achieve this target, the UK Renewable Energy Strategy (DECC, 2009) aims to

ensure more than 30% of electricity, 12% of heat and 10% of transport energy is generated from renewable sources by 2020.

This proposal would support the development and production of renewable energy in the existing and future off shore wind facilities.

A number of offshore wind - farms are either under construction or operational. Current energy policy would indicate that these developments are set to continue. Burbo Bank approximately 4.5 miles off the North Wirral shore line is already operational and comprises of 25 turbines with the capacity to provide power to 80,000 homes. Further to the west is the larger Gwynt y Mor wind-farm off the mouth of the River Dee. This site is currently under construction. It is expected that these sites will have a service life of at least 20 years, it is understood however, that the foundations have been constructed to last a lot longer to allow for the replacement of the equipment.

The emerging Core Strategy further supports this proposal through Policy CS14, which identifies key growth priority sectors and states that the Council, will in particular, support development that will provide for greener growth including construction and supply chain facilities for offshore wind and the low carbon economy.

Historical context & Heritage Issues

The site is known as Monks Ferry due to the monks of Birkenhead Priory may have operated ferries across to Liverpool in the 12th Century. It is considered probable that the ferry operated from within the inlet known as Birkenhead Pool, where the fresh water of the Birket flowed out to the Mersey (and still does although now through a culvert running under Borough Road) but this pool was impounded as Laird's main basin many years ago. Any evidence of the Monks Ferry has long been removed by a number of phased developments from the early C19th to the present day. The remnants of Birkenhead Priory (c1150) a grade I listed and in part 2* and 2 is located approximately 240m to the south of the application site. The site is a Scheduled Ancient Monument but the priory will not be affected in any way by the proposed development. Monks Ferry railway station was opened in 1844. Due to the constraints of the site, the station proved inadequate for a burgeoning population and was replaced by Woodside station in 1878. From March that year the monks Ferry closed to passenger traffic but remained in service as a goods depot. By the mid 60s the site had become completely derelict and effectively abandoned. The mid 1980 saw the creation of Merseyside Development Corporation and the dry docks were in filled to create development land.

There has been an objection from Councillor Jerry Williams and The Birkenhead History Society on the basis that Monks Ferry is one of the most historic areas on Wirral Waterfront and is mentioned in all Mersey Ferry tours and that from a Tourism standpoint, to build an industrial site here would be a disaster. In addition, Birkenhead History Society are concerned that the area has only recently been open to the Public and this will be taken away. They further state that the area is in continual use and are full to overflowing. In addition they state that the public have not been invited to submit comments, nor has the project been advertised or public meetings arranged.

English Heritage has advised the Council that Dr Michael Hennell, in a private capacity, submitted an application to them to protect the application site as a scheduled monument. However, English heritage have rejected this application. They have stated that the long history of the site and its association with Birkenhead Priory as an embarkation point is not sufficient on its own to merit designation. They further advise that given the more recent history of the Mersey, that it is "not surprising that any early features of a site like this have either been swept away or obscured the later information of the built embankments. There is no information of what was on the site of the car park before the industrialisation of this area and no indication of what archeological deposits may remain in this location it is not possible for English Heritage to make the case that this site would meet the key criteria of survival and archeological potential and a case cannot be made for scheduling.

The National Planning Policy Framework directs Authorities to take account of the impact of development on undesignated sites. In this instance the Local Authorities Conservation Officer considers that a condition attached to any approval shall require a watching brief over the site and subject to archeological supervision during excavation. A working Scheme of investigation is to be agreed with the council three weeks prior to construction works commencing on site is sufficient to meet this requirement. .

Cammell Lairds are proposing continued marine use of a site with a very long maritime history, which

is considered to be an appropriate use for a key waterfront industrial site. The pontoon has been designed to have a minimal impact on the river walls or river bed.

Furthermore objections have been raised concerning the loss of public open space. However, it is suggested that the area was not previously open to the public before the current car parks were constructed by the MDC in the mid 1990's. Prior to that it was railway land or part of the shipyard and there was no public access. The Listed Number 4 Dock is owned by the Authority and leased to Mersey Maritime who sub lease it to Cammell Lairds for use as a working dock, providing training opportunities. As such the it can be visited by appointment with the operators of the facility. The walkway down Alabama Way to Woodside dates from the same period and will remain open to public access.

There are numerous viewing locations along the waterfront where events on the river can be viewed and the promenade will remain as it exists at present except for a short dead end below the existing car parks.

The applicant has advised that alternative sites have been considered closely but all have been rejected for various operational and safety reasons. Nevertheless There are very few locations along the whole of the Wirral coast that would be suitable for such a development and Cammell Lairds have given careful consideration to the merits of all alternatives before settling on this proposal.

The remnants of the Priory are located approximately 250m to the south of this site. this proposal due to the distance away and the scale and height of the building will not have an impact on the setting of both this Listed building and the Listed buildings within Hamilton Square Conservation Area some 500m to the north

Access to the slipway and promenade

Public access to Coastal Zone is expected to be preserved or enhanced under the terms of UDP Policy CO1 and to intertidal zone if practical under UDP CO7. However, in this particular case the applicants have advised that in order to enable all the functions that this development entails to be carried out, a short section of the waterfront (40m) in front of the proposed development and the slipway will to be closed to the general public for safety security and operational reasons. The application has been advertised as a departure from Local Plan Policy.

This closure will not impinge on the Historic walks that are currently undertaken here. This section of the promenade does not maintain a through access to the south because it terminates at the adjoining commercial property which is already gated and closed to any public access.. Access to the main promenade which leads to Woodside and beyond will be maintained via the existing footpath between this site and the perimeter of Priory Wharf. This also forms part of the Historic Route and the Wirral Circular Trail.

There has been representation from local boat charters who made representations that they will be unable to continue their business if the slipway is closed. However, to reiterate, the existing slipway is

- Not open to the public
- The access is gated and locked.
- Should only be used by the Local Authority, Emergency Service, Government Agencies
- There are no recorded Permit holders and no authorisation to use the slipway.
- The slipway status is not maintained for embarking/disembarking vessels
- There is no recent recorded use of the slipway since the Foreshore Permit system has been operated/maintained on behalf of Wirral Borough Council.

Flood Risk Assessment

The site is located within Flood Zone 3a on the Environment Agency's current Flood Map. . This is understood to represent a 1 in 200 year tidal floodplain of the River Mersey estuary. Water compatible development such as dock and wharves and ancillary staff living accommodation is deemed appropriate under National Planning Policy Guidance, paragraph 67. Although the general approach

through the national sequential test is steer development to areas with a lower probability of flooding, development this scheme clearly needs a coastal location. The lowest point of the site is the area close to the top of the existing slipway at 5.45 m AOD elevation, whereas the modeled level for a 1 in 200 year flood event is 6.33m AOD. In line with Guidance this has increased by 5% TO 6.457m AOD to take account of climate change. In accordance with the Environment Agency advice, finished floor levels for the operations centre building will be set to 7.057m AOD to take account of the modeled extent of flooding plus 600mm of additional free board, with arrangements for permanently "dry" access to the building. This is considered to be acceptable under the terms of UDP Policy WAT1, CO1 and CO7 and can be secured through a planning condition.

Waste

Policy WM9 - Sustainable Waste Management Design and layout for New Development. The proposed site design and layout provides appropriate vehicle access and would appear to provide sufficient space for commercial waste collection. Details of demonstrating how the proposal will facilitate the collection and storage of waste can be achieved through a suitably worded condition

APPEARANCE AND AMENITY ISSUES

The application site is within a designated primarily industrial area and bounded on two sides by employment uses. Priory Wharf to the immediate North of the site is a mixed residential development. Priory Industrial Estate and the whole area is dominated by the industrial buildings and cranes of the shipyard. This application is for a use that is compatible with the designated use of the site and the surrounding industrial/commercial uses.

Priory Wharf was intended to be a prestigious position and was meant to be the catalyst for further high quality development on the waterfront but unfortunately, that development never materialised and adjoining sites such as Rose Brae have remained vacant for around 25 years, leaving Priory Wharf isolated in a primarily industrial area. The site was formerly a shipyard and that is still dominated by Cammell Lairds existing yard. The nearest buildings in the conservation area are the Antiques Triangle, which is not visible from the site. There are also all of the listed buildings and scheduled monument on the priory site but their setting will not be adversely affected by the development.

The proposed building measures 44m x 25m at its widest point and a maximum height of approximately 9.0m to the eaves. The surrounding development is of varying heights with Priory Wharf predominately four storey and the adjacent offices are two storey with pitched roofs.

The proposed building sits low on the site ensuring that the building will be viewed against the back drop of other buildings The apartments along Priory Wharf frontage contain balconies which face out onto the River across this site. Both the siting and orientation of this proposed building along with the lower site levels assists in minimising the impact of the proposed development on the residential amenities of those occupiers through overshadowing or loss of outlook. In addition, the majority of the perimeter trees between this site and the apartment block will remain and continue to provide a screen between this site and priory wharf. .

In terms of design, the proposed building reflects the surrounding industrial buildings, Priory Wharf is approached through the Priory Industrial Estate and the whole area is dominated by the industrial buildings and cranes of the shipyard. The area is extremely mixed but is primarily industrial and is completely dominated by the shipyard buildings. The Marine and Technical college, which is only 100M from the site uses similar materials to those that are proposed for our building but there are areas of brick, stone and metal cladding within the immediate area and buildings of all periods and styles.

There have been a number of objections to the proposal on the grounds that the proposal will result in the loss of the existing view, the proposal will result in negative equity in the value of the properties within Priory Wharf, the lighting will be intrusive and that the materials to be used in the construction will reflect back into the apartments. There is no right to a view in planning terms but the applicants have ensured that the building is kept as low as possible on the site so that its impact on the view from Priory Wharf is minimised. In addition, it is not within the remit of the Planning Department to make an assessment of a proposal based on the grounds of impact on the value of surrounding property, this is not a material planning consideration. With regards to the use of materials the flats

are to the north of the existing building so the sun will very rarely fall on the facade facing them. Roof cladding can be chosen to minimise reflections onto adjoining buildings (perhaps a darker shade of grey or similar to help to prevent this becoming an issue. The lighting is an integral part of the design that is designed to create minimal light pollution.

Noise

UDP Policy PO3, Noise, states that development will only be permitted where noise arising from the proposal will not cause an unacceptable nuisance to noise sensitive development or land uses.

The applicants have submitted instantaneous noise monitoring report to determine the indicative sound levels of background noise that may arise from the berthing of crew transfer vessels at the proposed site. A typical crew transfer vessel was located at the position of the proposed berthing pontoon and instantaneous noise monitoring undertaken. These will be restricted / regulated as part of the controls on the end user. The use of the car park at present is completely un-restricted and un-regulated. The Environmental Health Division has raised no objection to the proposal on noise grounds.

SEPARATION DISTANCES

The rear of the proposed two storey building containing the warehouse facility (this is the closest point to the apartments on Priory Wharf) will be 24m away from the apartments and this elevation contains no windows, thus exceeding the 14m interface requirement. The proposed offices to the east of the Warehouse will contain windows but due to the orientation of the proposed building and the distance of 42m, complies with Local Planning Policy advice of 21m and will not impinge on the residential amenities of those occupiers through over looking or poor out look.

HIGHWAY/TRAFFIC IMPLICATIONS

Access to the site is via the existing road network. The applicants have advised that there will be intermittent deliveries to the warehouse of around one a day and that the number of proposed parking spaces will be comparable with the number of spaces currently on site. It is unlikely therefore that there will be an increase in the number of vehicular movements that could presently be accommodated on the site. The Traffic and Transport Division has advised that the existing public car park is not heavily used and the displaced car parking can be catered for in adjacent streets. There are no objections to this proposal on a traffic or highway safety grounds as there is on-street pay and display parking provision in the area.

Loss of the car park

There have been objections raised on the grounds of a loss of car parking for this part of the Borough should this proposal proceed. There is alternative parking laid out in bays all along Church Street leading up to the priory gates. The only income currently derived from the site is the revenue from the ticket machines. Information from the Highways Department has shown that over the last four years ticket sales from the car park indicate that between two and three cars a day use the car park. It is clear that the site is no longer required for its initial purpose and that this site is capable of providing high value and high skill employment for Wirra.

ENVIRONMENTAL/SUSTAIN ABILITY ISSUES

EA Scoping and Environmental Impact Assessment

An EA screening request was submitted by the applicant prior to the submission of the application. The proposals were categorised under the EIA Regulations 2011 as within the scope of an "urban development project" under Schedule 2, clause 10(b). The Screening Request suggests that the site is below this size, but excludes the proposed marine structure. The Screening was undertaken by Merseyside Environmental Advisory Service on behalf of the Local Planning Authority. The findings indicate that the potential for the scheme to significantly impact any designated site is considered to be low. The proposed inter-tidal structures overlay a small area of supporting habitat for the Natura 2000 sites (64m² concrete pad foundation), and no grounding of the shore side linkspan structure onto inter-tidal habitat. It is concluded, therefore, that any potential issues and impacts can be adequately addressed through the normal planning and marine licensing assessments and through the Habitats Regulation Assessments

Impact on Wildlife

UDP Policy NCO1, states that the Local Planning Authority will only permit proposals which will not adversely affect either directly or indirectly the integrity of the Boroughs international, national and locally designated sites for nature conservation and earth science. When assessing planning applications, the Local Planning Authority will have regard to the relative significance within these nature conservation designations.

As the competent Authority, a Habitat Regulations Assessment has been undertaken for the Local Planning Authority by Merseyside Environmental Advisory Service. The supporting documentation that accompanies the application has been assessed and it can be concluded that the proposal:

- is not directly connected with or necessary to the management of the nature conservation sites
- does not intrude into the Natura 2000 sites listed below
- is not considered, either alone or in-combination with any other plans or projects, to have a likely significant effect on each of the following sites:
- Mersey Estuary Special Protection Area (SPA)
- Mersey Estuary Ramsar
- Mersey Narrows and North Wirral Foreshore SPA
- Mersey Narrows and North Wirral Foreshore Ramsar site and
- Liverpool Bay SPA

Consequently it can be concluded that the proposal will have no adverse effect on the integrity of the Natura 2000 sites

UDP Policy NC7 Species Protection states that any development that has an adverse effect on wildlife species protected by law will not be permitted unless the Local Planning Authority is satisfied that the protection of the species can be secured through the use of planning conditions.

Vegetation on site may provide some limited nesting opportunities for breeding birds, which are protected. No tree felling and scrub clearance should take place between the period 1st March to 31st August. If it is necessary to undertake works during the bird breeding season then all trees on site are to be checked to ensure no breeding birds are present. If they are present, details of how they are to be protected are to be required. This can be achieved through the attached condition.

The applicants have advised that a small number of trees will be removed including existing leylandii from the boundary with Monks Ferry. It is proposed to replace these with small slower growing deciduous trees.

Contaminated Land

Based on the information submitted, it is recommended by both the Environment Agency and the Councils Environmental Health Officers that the development could be granted providing there are conditions relating to the control and management of contamination.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

A small area of the existing promenade would be closed to public access as a result of this proposal, however, it is considered that any loss of access to short dead-end section of the waterfront is on balance outweighed by the economic benefits including the creation of jobs within the Wirral area that can be accrued through the proposed development. The proposed operator intends to create a facility to provide off shore operations to be operated and maintained from a Wirral based on shore resource. This will contribute, to both the Wirral economy and to the skills base of people working in the renewable energy sector in Wirral. It is not considered that the proposal will result in an undue detrimental impact on the amenities of surrounding occupiers through noise, general disturbance, overlooking or loss of light or to the local habitat. In addition, the proposal will not adversely affect the historic fabric of the immediate location or nearby Listed Buildings or Conservation Area. Having regard to the land use designation, the scale, design, pattern of existing development and character of the area the proposal is otherwise considered acceptable under the relevant policies of Unitary Development Plan and the National Planning Framework. The development of this site will bring skilled employment to Birkenhead in the renewable energy and engineering sector which is supported and promoted through the emerging Core Strategy.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development accords with both National and Local Plan Policies and will make a positive contribution to the area through the designated land use, scale, design, pattern of existing development and character of the area. It is not considered that the proposal will result in an undue detrimental impact on the amenities of surrounding occupiers through noise, general disturbance, over looking or loss of light or to the local habitat. In addition, the proposal will not effect the Historic fabric of the immediate location or nearby Listed Buildings or Conservation Area. The development of this site will bring skilled employment to Birkenhead in the renewable energy and engineering sector.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. NO DEVELOPMENT SHALL TAKE PLACE BEFORE samples of the facing, roofing and boundary treatment materials to be used in the external construction of this development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy EM6 of the Wirral Unitary Development Plan.

3. PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided. The approved facilities shall be permanently retained and maintained thereafter.

Reason: In the interests of highway safety and to accord with Policy EM6 of the Wirral Unitary Development Plan.

4. NO DEVELOPMENT SHALL TAKE PLACE until a plan indicating the positions, design, 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 before the building is occupied. 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 EM6 of the Wirral Unitary Development Plan.

5. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) December 2013/st13783.001/Wardell and the following mitigation measures detailed within the FRA:

1. Construction of ground floor slab level at a minimum height of 7.057m AOD.
2. Overland flood flow routes to be directed away from proposed building (as per drawing No. ST13738/003)

3. Surface water run-off to be discharged directly via site drainage system to the River Mersey, utilising existing point of discharge.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, and to ensure safe access and egress from and to the site and to reduce the risk of flooding to the proposed development and future occupants.

6. 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 the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason To prevent pollution of controlled waters from contamination on site.

7. NO DEVELOPMENT SHALL TAKE PLACE until a Construction Environmental Plan has been submitted to and agreed in writing by the Local Planning Department. The plan will include the following details:

- Measures to avoid creation of new transport pathways and avoid run-off / release of pollutants and construction related debris into the River Mersey.
- A construction noise management and lighting scheme. Measures to clearly identify access routes for personnel and equipment and working areas on the inter tidal shoreline to minimise areas of working to protect inter tidal ecology and reduce interaction with bird species.

Reason – Reasonable avoidance measure to enable confirmation of no likely significant effect on Natura 2000 sites during construction phase;

8. A decommissioning method statement Shall be prepared and submitted to the Local Planning Authority for approval prior to de-commissioning activities commencing.

Reason: a reasonable measure to take account of ecological characteristics of the area at the time decommissioning is planned and will enable confirmation of no likely significant effects on Natura 2000 sites supporting habitats.

9. PRIOR TO THE OCCUPATION OF THE BUILDING HEREBY APPROVED, details of the proposed alterations to the cycle/footpath adjacent to the north side of the site, including the interface with Monks Ferry / Church Street and all associated traffic signs and road markings, shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details and retained as such thereafter.

Reason In the interest of highway safety and public access.

10. 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.

11. PRIOR TO THE FIRST OCCUPATION OF THE BUILDING 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 policies WM8 and WM9 of the Waste Local Plan.

12. No development shall take place until full details of the finished floor levels for the development and the surrounding ground levels in comparison with existing ground levels within and adjoining the site, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed levels.

Reason: To ensure satisfactory appearance, in the interests of public safety and to ensure that the development responds appropriately to any increased risk of flooding in accordance with National Planning Policy Statement PPS1: Delivering Sustainable Development and PPS23: 'Planning and Pollution Control and PPS25 Development & Flood Risk.

13. NO DEVELOPMENT SHALL TAKE PLACE until all drainage plans, Construction Environmental Management Plan including construction methods, identification of working areas and methods to prevent disturbance to any Natura 2000 qualifying bird species during construction, waste disposal methods shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out on accordance with the approved details to ensure that no pollution enters the River Mersey, Mersey Narrows and North Wirral Foreshore pSPA, pRAMSAR and Mersey Estuary SPA, RAMSAR site.

Reason: To protect the Mersey Narrows and North Wirral Foreshore pSPA, pRAMSAR and Mersey Estuary SPA, RAMSAR site in accordance with National Planning Policy Framework and Policy NCO1 in the Wirral Unitary Development Plan. To prevent construction related pollutants entering controlled waters. To ensure that there is no likely significant effect on Natura 2000 sites.

14. NO DEVELOPMENT SHALL TAKE PLACE until a Code of Construction Practice shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the final Code of Construction Practice & Management Plan should cover the following minimum requirements:

- I. Site supervision;
- II. Machinery (Noise & Vibration Levels and mitigation measures, location and storage of plant, materials and fuel, access routes, access to banks etc.);
- III. Protection of areas of ecological sensitivity and importance;
- IV. Methods used for all channel and dock edge water margin works; and
- V. Methods for the control of dust and air pollution;
- VI. Methods for the prevention of dust, dirt, debris and other deposits on the highway;
- VII. Details of security hoarding including maintenance, decorative displays and facilities for public viewing.
- VIII. Lighting methods to avoid disturbance to birds and bats.
- IX. Methods to avoid construction related debris and pollution from entering controlled waters including the River Mersey
- X. Methods for the control and eradication of Japanese knotweed and other invasive species.

Construction shall be carried out strictly in accordance with the approved Code of Construction Practice & Management Plan.

Reason: In the interests of amenity and to ensure that the construction of the development uses the best practicable means to avoid adverse environmental impacts in accordance with the National Planning Policy Framework. To ensure that there is no likely significant effects on Natura 2000 sites and European protected species. To avoid pollution to controlled waters. To ensure that the proposed development makes a contribution to biodiversity in accordance with the NERC 'Biodiversity Duty', Policy NC7 of the adopted UDP and the National Planning Policy Framework.

15. No tree felling and scrub clearance is to take place during the period 1st March to 31st August Inclusive. If it is necessary to undertake works during the bird breeding season then all trees and scrub on the site are to be checked first to ensure no breeding birds are present. If present, details of how they are to be protected are required.

Reason: In the interests of amenity and to ensure that the construction of the development uses the best practicable means to avoid adverse environmental impacts in accordance with the National Planning Policy Framework. To ensure that there is no likely significant effects on Natura 2000 sites and European protected species. To avoid pollution to controlled waters. To ensure that the proposed development makes a contribution to biodiversity in accordance with the NERC 'Biodiversity Duty', Policy NC7 of the adopted UDP and the National Planning Policy Framework.

16. PRIOR TO FIRST OCCUPATION OF USE OF THE DEVELOPMENT 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. All landscape works shall 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.

17. No deliveries shall take place at the site outside the hours of 08.30am and 6pm unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of residential amenity and to comply with Policy EM6 in the Wirral Unitary Development Plan.

18. PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT an archaeological evaluation or watching brief shall be submitted and approved in writing by the Local Planning Authority. This must be undertaken by a professionally qualified archaeologist who is a member of the Institute of Archaeologists at Practitioner grade or above. The approved programme of works shall subsequently be implemented and where appropriate, completed in accordance with the approved details. The programme shall include written schemes of investigation for evaluation and watching briefs.

Reason: In the interests of protecting the site of archaeological importance and to comply with Policy CH25 of Wirral's Unitary Development Plan.

Further Notes for Committee:

1. The existing junction with Alabama Way and the cycleway/footpath/verge and trees adjacent to the northside of the site remain as adopted highway. The remainder of the proposed site will require permanently stopping up. This will require the Local Highway Authority to arrange for the formal closure of the highway under the powers given to it by Section 247 of the Town and Country Planning Act 1990. All costs will be recharged to the applicant, who should contact the Councils Highway Management team on 0151 606 2204 for further information

Last Comments By: 04/07/2014 10:07:29

Expiry Date: 24/07/2014

Planning Committee

23 July 2014

Reference:
APP/14/00583

Area Team:
North Team

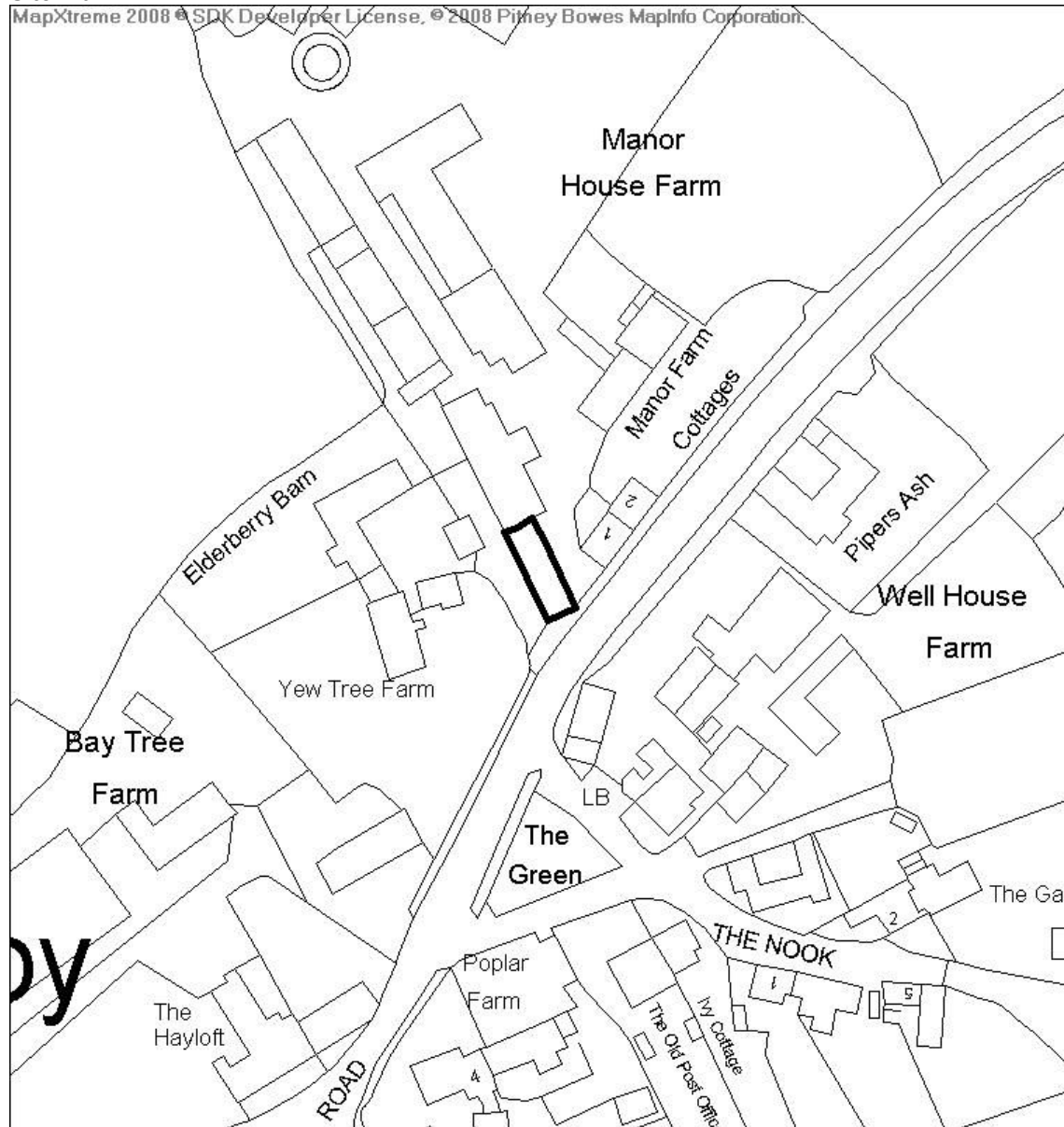
Case Officer:
Mrs S Lacey

Ward:
**Greasby Frankby
and Irby**

Location: Barn at Manor Farm, FRANKBY ROAD, FRANKBY, CH48 1PE
Proposal: Change of use of barn from storage to one holiday let accommodation and external alterations.

Applicant: Mr S Jones
Agent : Garry Usherwood Associates Limited

Site Plan:



Development Plan allocation and policies:

Green Belt
Conservation Area (for illustrative purposes)

Planning History:

Location: Barn at Manor Farm, FRANKBY ROAD, FRANKBY, WIRRAL, CH48 1PE
Application Type: Full Planning Permission
Proposal: Change of use of barn from storage to two holiday let accommodation units.
Application No: APP/12/00852
Decision Date: 05/09/2012
Decision Type: Refuse

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, seven letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, six separate letters of objection (from Elderberry Barn, Yew Tree Farm, The Old Post Office, 1, 5 The Nook, Royden Manor) and a qualifying petition containing 55 signatures had been received and these can be summarised as follows:

1. The lane is too narrow for two vehicles to pass, access for emergency vehicles, and no adequate turning space, resulting in cars reversing onto the main road;
2. There is no vehicular right of way over the lane;
3. There is no urgency to change the agricultural use of the barn;
4. Doorways directly onto the lane are extremely dangerous;
5. The store area is a fire risk;
6. There is nowhere for builders/workmen to park during construction;
7. The site is adjacent a grade II listed building;
8. Inappropriate new openings;
9. The existing opening should be utilised, and cars exiting from Manor Farm would have less highway safety implications;
10. A sympathetic residential conversion may be preferable;
11. Loss of privacy;
12. The original wooden structure would need to be destroyed to facilitate the development;
13. The Green is regularly full of vehicles and there is no parking provision;
14. The proposal will alter the character and use of the building;
15. The site is a Conservation Area and further commercial developments should not be allowed;
16. Manor Farm is noted as a scheduled Ancient Monument and a busy working farm;
17. There is no proposed garden space;
18. A vehicle blocking the lane will cost residents essential earnings if they are not able to exit their property;
19. Is there any control of the number of people staying at the premises;
20. Concern regarding future applications;
21. The Council should list and protect the building;
22. Unworkable proposal for sustainable business model;
23. Serious factual inaccuracy in the supporting documents (the barns are associated with a working farm and the building is in good condition);
24. Unsuitable architectural alterations (shutters).

Councillor Clements requested the application be removed from delegation on the grounds of traffic issues, the comments of the previous Planning Inspector, and the impact on the adjacent grade II listed building.

CONSULTATIONS

Head of Environment and Regulations (Traffic & Transportation Division) - no objection.

Wirral Society - objected on highway safety issues;

The Frankby Conservation Area Advisory Committee objected on the principle of conversion, the impact on the character of the Conservation Area, parking and safety/traffic concerns. This included concerns for the potential for up to 4 additional vehicles in the village, a large car would not be able to pull into the garage and will need to reverse onto Frankby Road, a car cannot be unpacked in the garage leading to blocking the lane, potential damage to a wall, intensification of use, access/egress, potential future planning applications, consideration the building is viable as part of the farm, the structural report is not available, concerns the venture will fail, the loss of an historic building, concerns Frankby is at commercial capacity, loss of privacy, clutter.

Merseyside Fire and Rescue Service set out access for fire appliances should comply with Approved Document B5 of the Building Regulations, and the premises should comply with Section 55 of the County of Merseyside Act 1980.

Wirral Wildlife - no objection subject to a bat survey concluding no bats are present.

Merseyside Cycling Campaign - no objection, and noted two Sheffield hoop stands on a revised drawing would be acceptable.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Clements requested planning application be removed from delegation. A qualifying petition of objection has been received signed by 55 signatures.

INTRODUCTION

The proposal is for the conversion of an existing agricultural barn from storage to a holiday let accommodation unit, with external alterations.

A previous planning application (APP/12/00852) for a conversion to two holiday lets was refused on 2nd July 2012 as follows:

"The Local Planning Authority considers that the proposal unacceptable, in that it would result in an intensification of an existing means of access, and that any vehicles waiting on the highway at the access with Frankby Road or manoeuvring in the lane to enter and/or leave the site of the proposed use would create hazardous conditions contrary to the interests of highway safety. The provision of parking space at Peel Hey is not considered to be within reasonable control of the Local Planning Authority in order to prevent parking in the adjacent lane, thereby requiring vehicles to reverse on to Frankby Road given the lack of a suitable turning area in the lane, which would be detrimental to highway safety. The proposal is therefore contrary to Policies GB3, TL9 and TL10 of Wirral's Unitary Development Plan".

The applicant appealed the Council's decision (APP/W4325/A/12/2187579). The appeal was dismissed on 13 March 2013. The Inspector considered the main issue was the effect of the development with detached parking 65m away from the site was on highway safety. The appellant had no control over the parking area. In the event of vehicles being parked in the narrow access it would be difficult for drivers to manoeuvre within the space and potentially increase the number of cars reversing onto Frankby Road. This is exacerbated by the severely restricted viability to the south by a boundary wall and a bus stop. Therefore due to lack of control over the provision of parking over the lifetime of the development, the parking of vehicles on the access lane to the south of the barn is likely to occur, to the detriment of highway safety and contrary to policies GB3, TL9 and TL10 of the Wirral UDP which require suitable access and parking provision.

The applicant has amended the scheme to reduce the proposal to a single holiday let, and proposes a parking area at ground floor.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to the provision of Policies GB3, TL9, TL10, CH2 and CH12 of Wirral's Unitary Development Plan, SPG15, the Frankby Village Conservation Area Character Appraisal and Management Plan and the National Planning Policy Framework (NPPF).

SITE AND SURROUNDINGS

The site comprises a two storey 18th Century sandstone barn situated at the southern tip of the adjacent Manor Farm. It is located in the Green Belt and Frankby Village Conservation Area. Like many of the buildings within the Frankby Village Conservation Area, it is of visual and archaeological importance and is within close proximity of two Grade II listed buildings (Yew Tree Farm and Elderberry Barn). There is a lane on the western side of the barn which provides access to these residences and further farmland and buildings to the rear. It is understood this is a public right of way for pedestrians, but not vehicles. To the northern side of the barn is the yard of Manor Farm, which is a working farm. The barn itself holds a prominent position within the Conservation Area and surrounding street scene. It is currently used for storage purposes and has undergone various unsympathetic alterations in recent years, including the installation of signs and a roller shutter on the north eastern elevation, facing in to the farm yard.

POLICY CONTEXT

Policies GB3, TL9, TL10, CH2 and CH12 of Wirral's Unitary Development Plan (UDP), SPG15, the Frankby Village Conservation Area Character Appraisal and Management Plan and the National Planning Policy Framework (NPPF) are directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The principle of converting existing buildings in the Green Belt is acceptable in the context of UDP Policies GB3, TL9 and TL10. The long term sustainability of historic building, and creation of rural tourism, is also in line with national planning policy as detailed in the NPPF. In terms of the proposal's impact on the Green Belt, the loss of an agricultural storage building and its conversion to holiday accommodation is not considered to be inappropriate development or have a materially greater impact on the openness of the Green Belt.

The proposal utilises the majority of existing openings. Alterations to the fabric of the building include the removal of the roller shutter, which is considered to be a benefit, and moving this opening from the northeast elevation to the southwest elevation, and an additional door. As this does not result in a significant net increase in openings the proposal is considered acceptable. The proposed rooflights will be conditioned to be conservation rooflights to minimise the impact on the Conservation Area. The proposed materials, including wooden windows, slate roof, and metal rainwater goods are considered acceptable, and can be conditioned.

Objections were received from local residents on the grounds that the proposal was unsympathetic and the conversion would undermine the character of Frankby village and the surrounding conservation area. The applicant has carried out archaeological report in June 2012 which deemed the previous proposal suitable without significant modification of the existing building, or not to such an extent that it would undermine its historic value. In conservation terms, the proposal would secure the long term use of a building which holds a prominent position within the village. The structure does appear to be in a poor state, with much degradation of the upper floor in evidence. As the archaeological report makes clear, the roof has been raised at some point, and the trusses that are visible appear mid-late 19th century in date. Therefore the retention of one or more trusses by incorporating them into the first floor conversion so that they are visible in at least one of the proposed units is favourable where possible, and it is considered reasonable to attach a planning condition to this effect. Although it would not be in its original position it is important to retain as many of the historic features of the building as possible to protect its integrity.

Objections were received on the grounds that the tourism related use of the building is not suitable in a small village, and given the close proximity of Peel Hey Guest House, and Hillbark, there is an over concentration of commercial uses. The building has been vacant for some time and there is no apparent need for the barn to remain in agricultural use. To leave the barn vacant whilst unrefurbished and without wholesale re-roofing may be detrimental to its lifespan. In the longer-term the collapse of the roof and further degradation could result which on such a prominent building in the village would be very unwelcome. Therefore in the interest of conserving the historic building, and finding a viable alternative for its long term use, the proposal is in line with Part 12 of the NPPF which seeks LPA's to take into account the importance of heritage assets and view them as an irreplaceable resource and conserve them accordingly. It is considered a single holiday let is an appropriate use and will not harm the original building or the character of the Conservation Area. The Local Planning Authority has a duty to try and capture new investment in redundant farm buildings of this type, and

the use as holiday lets would seem to accord well with our objective to promote the enjoyment of Wirral's countryside and its rural villages. The proposal is also largely in line with Part 3 of the NPPF which states that support should be given to proposals which support sustainable economic growth in rural areas through the conversion of existing buildings. In addition it highlights the importance of sustainable rural tourism and promoting growth in these areas.

The other main issue to consider is the impact of the increased comings and goings to the site and whether this would result in a detrimental change in the character of the area or harm the amenities of neighbouring properties. In terms of additional noise and disturbance generated by patrons entering the unit from this side, it is of a scale unlikely to be significantly above the comings and goings of the residences already served by the lane. It is not considered necessary to condition the maximum number of occupants.

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. The proposal will not reduce the existing interface distances. The replacement openings facing Yew Tree Farm retain 23 metres to its front elevation. The remainder proposed in the north-east elevation would utilise existing openings, and taking into account the comings and goings that already take place in the yard of Manor Farm, the proposal is not considered to increase overlooking. The proposed rooflights are not considered to increase overlooking. The proposal is therefore not considered to result in an increase in direct overlooking to neighbouring properties or loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

Policies TL9 and TL10 states that where proposals for new tourist facilities within the Green Belt and rural areas do not have adequate highway access and on-street parking they will not be permitted.

The previous application was refused as it was considered that it would result in an intensification of an existing means of access, and that any vehicles waiting on the highway at the access with Frankby Road or manoeuvring in the lane to enter and/or leave the site of the proposed use would create hazardous conditions contrary to the interests of highway safety. The provision of parking space at Peel Hey was not considered to be within reasonable control of the Local Planning Authority in order to prevent parking in the adjacent lane, thereby requiring vehicles to reverse on to Frankby Road given the lack of a suitable turning area in the lane, which would be detrimental to highway safety. The proposal is therefore contrary to Policies GB3, TL9 and TL10 of Wirral's Unitary Development Plan.

By reducing the proposal to one unit, the potential for vehicle meeting each other on the lane and by providing an integral parking area within the building, which will also facilitate turning manoeuvres for occupants of the building. The garage area measures 5.5 metres in length and 4 metres in width, and is considered to accommodate a vehicle. The amendments are considered to have overcome the previous reason for refusal and addressed the Inspectors concerns outlined in the appeal decision. The proposal is not considered to result in highway or traffic implications, subject to a condition retaining the parking area.

The objections raised in relation to rights of access over the public right of way, this is not a planning issue but a civil legal matter.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

In response to the concerns regarding bat roosting in the barn raised by Wirral Wildlife, the applicant commissioned a full ecological report by an ecological consultant. Physical searches provided no evidence of bat habitation in the buildings on site. It is recommended further bat surveys are conducted immediately prior to the project commencing.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

It is considered the proposed use would be an appropriate and viable use which would not harm the openness of the Green Belt, the character of the barn and Conservation Area, and may secure the

future of the barn. The proposal for a 2-bed unit is not considered to result in significantly higher levels of activity in the vicinity of the site that would cause demonstrable harm to the character of the village or the amenities of the occupiers of adjoining properties. The amendments to the previous application has overcome the previous concerns raised by the Council's Highways Engineers and the Planning Inspector. The proposal complies with Policies CH2, CH12, GB3, TL9 and TL10 of Wirral's Unitary Development Plan 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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

It is considered the proposal is an appropriate and viable use which would not harm the openness of the Green Belt, the character of the barn or the character of Frankby Conservation Area. The proposal complies with Policies CH2, CH12, GB3, TL9 and TL10 of Wirral's Unitary Development Plan and the National Planning Policy Framework.

**Recommended Approve
Decision:**

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 01 May 2014 and listed as follows: drawing numbers 381 01 (dated 21.05.2012), 381 02 Revision D (dated 21.05.2012), 381 03 Revision D (dated 19.06.2012), 381 04 Revision B (dated 19.06.2012), 381 05 Revision A (dated 19.06.2012).

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

3. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH2 of the Wirral Unitary Development Plan.

4. Before any construction commences, details of the proposed windows, rooflights, rainwater goods and doors 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 CH2 of the Wirral Unitary Development Plan.

5. Before any construction commences, details of the retained trusses to be used in the construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH2 of the Wirral Unitary Development Plan.

6. The ground floor parking area, as shown on drawing number 02 revision D (dated 21.05.2012), shall be retained as an open parking space available for parking at all times.

Reason: In the interest of highway safety.

Further Notes for Committee:

1. Notwithstanding the conclusions and recommendations of the EBS Bat Roost Survey & Report (dated 23 June 2014), you are advised that additional resurveying should take place prior to any renovation/demolition works, particularly if development is not commenced immediately as the building has the potential for bats to be present in the future. Bats are protected species. If you discover bats you must cease work immediately, contact Batline on 01704 385735 for advice. You are reminded that unauthorised interference could result in prosecution. All site workers must be made aware of the potential to find any roosting bats during any phase of the works through site inductions.

Last Comments By: 16/06/2014 16:07:55

Expiry Date: 26/06/2014

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Planning Committee

23 July 2014

Reference:
APP/14/00662

Area Team:
North Team

Case Officer:
Mrs S Day

Ward:
Wallasey

Location:
Proposal:

Blockbuster Video Hire, 139-141 WALLASEY VILLAGE, CH45 3LF
Conversion of upper floors of existing building to 4no. apartments,
including conversion of existing hipped roof to gable and first & second
floor rear extension.

Applicant:
Agent :

Mr Mark Foster
Collins Architecture

Site Plan:



Development Plan allocation and policies:
Traditional Suburban Centre

Primarily Residential Area

Planning History:

Location: 139-141, Wallasey Village, Wallasey Village. L45 3LF
Application Type: Advertisement Consent
Proposal: Erection of two illuminated fascia box signs and projecting sign.
Application No: ADV/95/05256
Decision Date: 27/03/1995
Decision Type: Approved

Location: Ritz Video Hire, 139-141, Wallasey Village, Wallasey Village. L45 3LF
Application Type: Advertisement Consent
Proposal: Erection of illuminated fascia sign.
Application No: ADV/89/07685
Decision Date: 29/01/1990
Decision Type: Approved

Location: 139-141 Wallasey Village ,Wallasey Village ,L45 3LF
Application Type: Advertisement Consent
Proposal: Illuminated fascia sign
Application No: ADV/83/23519
Decision Date: 14/10/1983
Decision Type: Conditional Approval

Location: 139/141 Wallasey Village ,Wallasey Village ,L45 3LF
Application Type: Full Planning Permission
Proposal: Change of use of second floor to
Health Centre and construction of first floor extension to centre at the
premises
Application No: APP/84/24627
Decision Date: 24/05/1984
Decision Type: Conditional Approval

Location: 139/141 Wallasey Village ,Wallasey,L45 3LF
Application Type: Full Planning Permission
Proposal: Erection of security wall.
Application No: APP/84/24108
Decision Date: 22/03/1984
Decision Type: Refused

Location: 139/141 Wallasey Village ,Wallasey Village L45 3LF
Application Type: Full Planning Permission
Proposal: Change of use of ground floor and first floor offices to Health Centre
Application No: APP/83/22423
Decision Date: 07/07/1983
Decision Type: Conditional Approval

Location: 139-141 Wallasey Village ,Wallasey,L45 3LF
Application Type: Full Planning Permission
Proposal: Change of use to office
Application No: APP/80/15506
Decision Date: 24/07/1980
Decision Type: Conditional Approval

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, neighbour notifications were sent to 13 neighbouring properties. A Site Notice was displayed at the site. In response a qualifying

petition of 30 signatures has been received and objections from 8,10 13,17,28 Beechwood Avenue. The objections relate to:-

1. Increase in traffic in an already congested area
2. Lack of off street parking for the development
3. Already too many flats in the area without adequate parking.

CONSULTATIONS

Head of Environment and Regulation (Pollution Control Division) - No objections

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

Councillor Leah Fraser has also requested the application be removed from delegation for the following reasons:-

1. **Parking:** parking is already extremely limited in this area. Presently there is limited parking for residents and the two roads to the side and back of the existing Blockbuster building are cul-de-sacs with terraced housing and no off street parking. A recent conversion in the area and the building of a bungalow opposite Blockbusters, which have no access means that parking takes place on the main road limiting parking previously available to residents and local shoppers to the area. The parking problem is further exacerbated with a large secondary school (St Mary's College) opposite and a double glazing firm both using parking space for vans and buses.
2. **Commercial Area:** this is a mainly commercial area. The loss of part of these premises which could be used for commercial purposes in a key town centre would be contrary to the Wallasey Village Plan discussed at recent meetings with traders in conjunction with council officers. There has already been interest in this building when local solicitors submitted plans to convert. They subsequently withdrew their application; however, if the proposed conversion of part of the building into flats went ahead it may limit further commercial interest in the future.
3. **Impact:** The proposed development and result in an increase in the disturbance and have a further detrimental impact on the everyday lives and amenity local resident should reasonably expect to enjoy.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is referred to Planning Committee following removal from delegation by Councillor Fraser and a qualifying petition has been received. As such, the application is required to be considered by Planning Committee under the provisions of the Council's Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The proposal is primarily to change the use of the first and second floor of the building to 4 flats. An extension to the first and second floor of the rear of the building is proposed, this would provide a new staircase to the second floor. The proposals also include the alteration of the roof to change it from a hipped roof to a gable. Since the initial submission, the description of the proposal has been amended to clarify that the change of use relates only to the upper floors and not the retail unit.

PRINCIPLE OF DEVELOPMENT

139 Wallasey Village lies within an area designated by the Wirral Unitary Development Plan (UDP) as a Traditional Suburban Centre. Policy SH7 of the UDP supports residential uses above commercial premises subject to the compatibility of the existing and proposed uses. Supplementary Planning Document 2, provides guidance on the provision of new flats.

The National Planning Policy Framework (NPPF) supports sustainable uses which retain the vitality of existing commercial centres.

SITE AND SURROUNDINGS

139 Wallasey Village is a three storey property at the junction of Wallasey Village and Beechwood Avenue. The Property has previously been in commercial use at the ground floor and upper floors but is currently vacant. Whilst the adjacent properties on Wallasey Village are mainly commercial, to the rear of the site it is mainly residential. Whilst it is possible to park on the road in front of the building,

there is no off street parking available at the application site, or in the surrounding roads.

POLICY CONTEXT

Both Policy SH7 and SPD2 support the retention and conversion of existing buildings to flats. This is subject to parking and amenity considerations and the number of units being appropriate to the conversion. SPD 2 requires a maximum of one parking space per flat .

APPEARANCE AND AMENITY ISSUES

The use of upper floors of shops and businesses for flats is a common feature of commercial areas. Permitted development allows one changes to one flat above a shop unit without the requirement for planning permission. Thus, a change of use to two flats above 139 and 141 would not require planning permission . The upper floors have been used as flats in the past and have had planning permission to change to a health centre and gym. The upper floors have now been vacant for some time.

The proposed change would result in two flats on each of the first and second floor. Access to the flats would utilize the existing doorway on Beechwood Avenue to the first floor with an additional staircase to provide access to the second floor. The additional staircase would be accommodated in an extension to the rear of the building. This extension would take the form of a gabled outrigger and is positioned next to an existing flat roof at the rear of the building. The extension is sufficiently far from other properties to avoid any loss of amenity, subject to obscure glazing of the staircase windows

The existing building has a hipped roof on the corner which would be changed to a gable to provide more room for the second floor flats. There are a variety of building designs and styles within the locality and as such, this alteration to the building would not look out of place.

A roof terrace is proposed to serve the first floor flats, this utilises an existing flat roofed extension. Although the roof is quite extensive, only half is proposed to be used for amenity space, this would retain sufficient privacy for adjacent gardens and enable the erection of a screen which would be set back and less obtrusive from the street .

SEPARATION DISTANCES

The new windows to the proposed flats would meet the required separation distances of 14m to the rear and would not result in a loss of privacy to adjacent properties. To avoid any potential overlooking from the staircase extension, the windows will be obscurely glazed and non opening.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal does not provide any off street parking. However the proposed flats represents an increase in two above what could be allowed as permitted development and is likely to have less impact than the previously approved uses as a fitness centre and offices. The site is close to a train station and bus routes, as well as being situated within a commercial centre. As such this is a very sustainable location.

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 proposal retains the existing commercial unit and will result in an appropriate use of the upper floors which is consistent with the objectives of The National Planning Policy Framework and Unitary Development Plan Policy SH7 and Supplementary Planning Guidance 2.

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 and regional policy advice. In reaching this decision the Local Planning Authority has

considered the following:-

The proposal retains the existing commercial unit and will result in an appropriate use of the upper floors which is consistent with the objectives of The National Planning Policy Framework and Unitary Development Plan Policy SH7 and Supplementary Planning Guidance 2.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

3. Prior to the first occupation of the flats hereby approved, the windows in the rear stairway extension shall be obscurely glazed and non opening. The windows shall be retained as such thereafter.

Reason: To maintain the privacy of neighbouring properties.

4. Concurrent with the commencement of development, details of the screen fence to the first floor amenity areas shall be submitted to and agreed in writing with the Local Planning Authority. The fence shall be erected as approved, before the first occupation of the flats hereby approved and retained as such thereafter.

Reason: To protect the amenity of adjacent properties.

Further Notes for Committee:

Last Comments By: 01/07/2014 12:33:05
Expiry Date: 29/07/2014

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Planning Committee

23 July 2014

Reference:
APP/14/00694

Area Team:
North Team

Case Officer:
Ms J Storey

Ward:
**Birkenhead and
Tranmere**

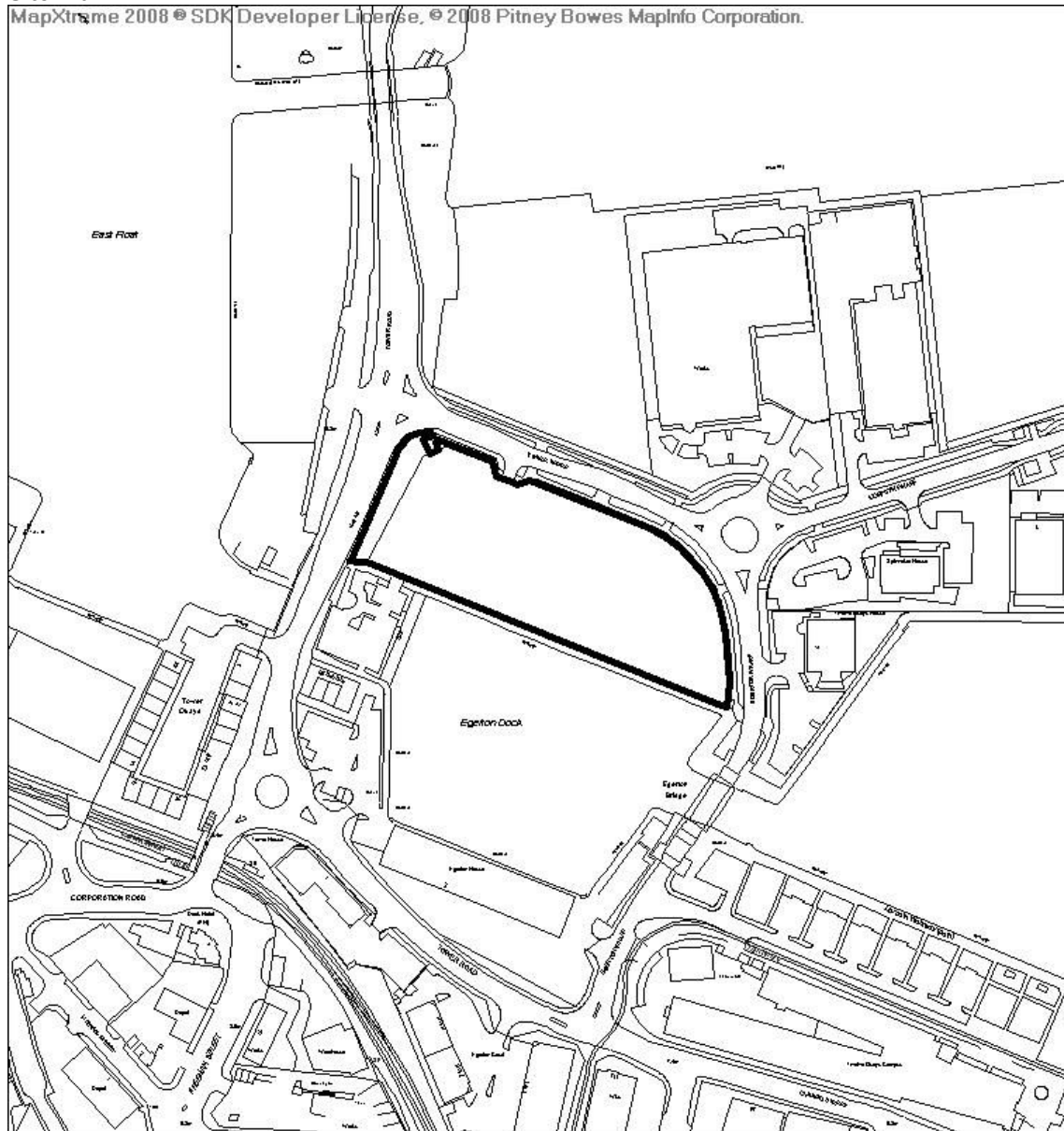
Location:
Proposal:

Land at Tower Wharf, Birkenhead, CH41 1NE
A four storey new commercial development (Use Class B1) with new associated car parking and landscaping.

Applicant:
Agent :

Longmeadow Estates Ltd.
Falconer Chester Hall Ltd

Site Plan:



Development Plan allocation and policies:
Primarily Industrial Area

Coastal Zone
Employment Development Site
Road Corridor subject to Environmental Improvement

Planning History:

Non relevant to this application

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Planning Applications 66 letters of neighbour notification were issued. Two site notices were placed outside the site. At the time of writing, no representations have been received.

CONSULTATION

Environment Agency - no objections subject to contamination/remediation conditions being attached to any planning approval.

Natural England - Require a more up to date Bird survey is undertaken. This has been completed by MEAS. If the applicant formally submits the additional information and your authority as competent authority is satisfied that the proposal can be screened out of the HRA process, then we do not need to be re-consulted.

Head of Environment and Regulation (Environmental Protection Division) - no objections subject to remediation conditions attached to any planning approval

Head of Environment and Regulations (Traffic and Transport Division) - no objections

Merseytravel- No objection subject to a request to the LA ensuring that the traffic likely to be generated by this development can be accommodated on the local highway network without causing congestion, In addition Merseytravel would wish to request that the Council require the developer to fund in full the upgrade of the nearest stops to the development located upon Tower Road.

Wirral Wildlife - Happy to accept TEP's assessment that there is little ecological interest in the site itself. Need to ensure that the recommendations included in the submitted documentation are attached as conditions.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application development is in excess of 5,000m². As such under the provisions of the Scheme of Delegation for the Determination of Planning Applications & Planning Related Matters, as approved by Full Council on 10th March 2014, this application is required to be considered and determined by the Planning Committee.

INTRODUCTION

This application is for the construction of commercial development for open B1 office development. The proposed office building will provide a total of 5,720sqm of floor space across four floors. Vehicular access to the site will be from Tower Road. The scheme also includes a 125 space car park to the front of the site and a landscaped area to the rear which will provide a semi public garden area. This will link the building to Egerton Dock and the public Footpath. The dock wall is Listed (Grade II) and the proposed building has been position 22m away from the site boundary (originally recommend to be 14m in a report to English Partnerships) to factor in an additional safety element to ensure that the Listed the existing dock wall is not disrupted.

PRINCIPLE OF DEVELOPMENT

The application site is designated as part of the Primarily Industrial Area and the Coastal Zone in the Unitary Development Plan (UDP) and is subject to UDP Policies EM8 and CO1. Office development in Use Class B1 is acceptable in principle under UDP Policy EM8. UDP Policy CO1 only permits development that requires a coastal location, unless the applicant can demonstrate there are no

alternative sites outside of the coastal zone. Offices are now identified in the National Planning Policy Framework (NPPF) as a main town centre use and are subject to the national sequential and impact tests. This, alongside the impact on the visual quality of the area and the listed structures, the effect on nature conservation and any flood risk and land contamination are the main issues to be addressed.

SITE AND SURROUNDINGS

The site is just north of Birkenhead town centre, on the River Mersey. The site and most of the surrounding land is currently vacant and derelict. The Hydraulic Tower a grade II Listed Building is located to the north, and modern office buildings on Morpeth Wharf to the East. The old dock walls and Egerton 'bascule' Bridges serve as physical links to the history of the site. The site is bounded by the 'Great Float' to the West, Egerton Dock to the south, Morpeth Dock to the East, and Tower Wharf to the North.

The early 2000s saw the infill of Wallasey Dock in order to create a new ferry terminal which provides a service to Belfast. Wirral Waters, a £4.5b scheme has also recently been granted permission, which it is hoped will rejuvenate the areas surrounding the Great Floats, and bring an economic boost to the area surrounding the Tower Wharf site.

POLICY CONTEXT

The application site is designated as part of the Primarily Industrial Area and the Coastal Zone in the Unitary Development Plan (UDP), where industrial development and proposals for the expansion of existing businesses requiring a coastal location can be permitted subject to the criteria in UDP Policies EM8, CO1 and CO7. The main issues to address include: the impact on the neighbours amenity, the effect on nature conservation, flood risk, navigation and public access to the coast.

The statutory development plan consists of the Wirral Unitary Development Plan (UDP) adopted February 2000 and saved by Direction of the Secretary of State on 18th September 2007) and the Joint Waste Local Plan (adopted 18th July 2013). UDP Policies relevant to this application include:

Policy URN1 Development and Urban Regeneration
Policy EM8 Development within Primarily Industrial Areas
Policy EM6 Criteria for New Employment Development
Policy EM7 Environmental Criteria for New Employment Development
Policy CH1 Development Affecting Listed Buildings and Structures
Policy CO1 Development within the Developed Coastal Zone
Policy TRT1 Provision for Public Transport
Policy TRT3 Transport and the Environment
Policy TR9 Requirements for Off-Street Parking
Policy TR11 Provision for Cyclists in Highway and Development schemes
Policy TR12 Requirements for Cycle Parking
Policy WA1 Development and Flood Risk Policy
Policy WAT1 Fluvial and Tidal Flooding
Policy WA2 Development and Land Drainage
Policy PO3 Noise
Policy LAN 1 Principles for Landscape

Relevant Policies in the Joint Waste Local Plan (adopted 18th July 2013) include

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

The site is designated as part of the Primarily Industrial Area and Coastal Zone as shown on the Unitary Development Plan (UDP) Proposals Map. Strategic UP Policy URN1 seeks to ensure full and effective use of land is made within urban areas and that neglected unused or derelict land or buildings are brought into use. This should be read in conjunction with:

- UDP Policy EM8, which makes provision for uses within Use Class B1, B2 and B8 and proposals for the reconstruction of existing businesses. This is linked to UDP Policy EM6 and

Policy EM7 which contains criteria that seeks to ensure there would no unacceptable loss of amenity, no adverse effect on the operations of neighbouring uses and to consider traffic impact, nature conservation and the extent to which natural features would be retained.

- UDP Policy CO1, which makes provision for development requiring a coastal location, provided there would be no adverse effect on nature conservation, flood risk can be addressed and public access to the coast can be preserved or enhanced where safe and practical to do so.

Section 38 of the Planning and Compulsory Purchase Act 2004 states that "if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) became a material planning consideration on 27th March 2012. This indicates that the purpose of the planning system is to contribute to the achievement of sustainable development and that paragraphs 18 to 219 taken as a whole constitutes the Governments view of what this means in practice for the planning system.

One of the core principles is to support sustainable economic growth.

As offices are identified as a main town centre use, the national sequential and impact tests are applicable to this application (NPPF paragraphs 24 and 26 refer). This is considered under the heading on employment below.

Paragraphs 56 sets out that good design is a key aspect of sustainable development and should contribute positively to making places better for people. Paragraph 57 refers to planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development.

Paragraphs 96 sets out that the planning system should contribute and enhance the natural and local environment by preventing development contributing to unacceptable levels of soil, air, water or noise pollution or land instability. Despoiled, degraded, derelict, contaminated and unstable land should be remediated and mitigated where appropriate.

Paragraph 131 states that when determining planning applications, local planning authorities should 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 positive contribution that conservation of heritage assets can make to sustainable communities including economic viability
- the desirability of new development making a positive contribution to local character and distinctiveness.

The Core Strategy Local Plan - Proposed Submission Draft (December 2012) which has been approved by the Council as a material consideration in future planning decisions also seeks to pursue a strategy and of urban regeneration and the area in which this sited located is identified as the a primary focus for new jobs to support economic competitiveness (Policy CS2 – Broad Spatial Strategy refers).

EMPLOYMENT

While offices should normally be directed to town centre or edge of centre locations outside the Coastal Zone under the terms the NPPF and UDP Policy CO1, in this particular case, the site forms part of the Mersey Waters Enterprise Zone where the aim is to rejuvenate under-used and surplus dockland and create permanent new jobs with private and public sector support.

The Wirral Economic Profile (April 2014) shows that Borough continues to have a higher percentage of people claiming out of work benefits that the regional and national average with concentrations in deprived areas recorded at 28%. It also indicates that Wirral significantly lags behind other local areas in terms of growth and has the lowest GVA per head in England.

In terms of building a strong economy, the Government wants the planning system to do all it can to support sustainable economic growth. Revitalising the local economy is a fundamental part of the urban regeneration strategy which is pursued, through the UDP and the emerging Core Strategy Local Plan. Furthermore, it is also a key priority of the Council's Investment Strategy to increase the number of jobs and seek employment opportunities for Wirral residents, particularly in areas of the borough where there are high levels of unemployment.

It is The proposed development could provide for up to 450 new full time equivalent jobs to Wirral. It is considered that these proposals will contribute to the wider regeneration of Wirral and assist in the long term support of sustainable economic growth, which should be given significant weight in favour of the development in this case.

HISTORICAL CONTEXT

Paragraph 131 of the National Planning Policy Framework advises that when considering the impact of any proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation.

The dock wall to the immediate south of the site is Listed (Grade II). Initial discussions with both English Estates and the Boroughs conservation officer advised that there should be a 15m buffer zone between the dock wall and any new development. The proposed building has been positioned 22m away from the site boundary to factor in an additional safety element to ensure that the Listed existing dock wall is not disrupted. The Hydraulic Tower also a Grade II Listed Building is located to the north east of this site, approximately 300m away. The scale and massing of this development, together with the careful design of this building will ensure that the proposal will have no adverse impact on the setting of the Hydraulic Tower and therefore complies with UDP Policy CH1. The Boroughs Conservation Officer has raised no objections to the proposal

APPEARANCE AND AMENITY ISSUES

The proposed four storey building contains a recessed ground floor and the stepped back roof profile which reduces the overall scale of the building and creates a massing that is reminiscent of the trade vessels which once occupied the now-disused docks, and helps it sit comfortably in its setting. The composition of the building and the stepped roof profile complements and reduces the building's impact on the context. The lower levels to the elevation are reinforced with set back facade and chamfered slab above, and the entrance is picked out by a canopy and full height recess

The main body of the building is fully glazed, with aluminium spandrel panels highlighting and accentuating the horizontal. Relief to the facade is provided through louver screens across the front and rear facades, and through large sun-shading features to the south elevation which also helps with climate control. A brise-soleil to the top accommodation floor provides a vertical visual stop, and the contrasting material helps to reduce the scale of the glass used throughout the rest of the building.

The area around the site for the proposed offices contain predominantly modern buildings, with few original buildings remaining around. The most notable exception to this is the Hydraulic tower, and the dock walls themselves. The predominant building materials for the dock walls and remaining original dock structures are brick and stone. The modern buildings surrounding the site are composed of a mixture of brick, glass and metal panels

The landscaped area directly behind the building provides a semi-public garden which links the building, Egerton Dock and the public footpath. Informal seating is provided along diagonals which encourage views out over the docks. Soft landscaping provides an infill to the hard landscape lines and allows a degree of privacy between rooms to lower levels. Seating and lighting features are provided to the main entrance of the building, providing an animated zone between the lobby and car park. The trees to the perimeter of the site are to remain.

The proposal is therefore considered to comply with UDP Policies Policy LAN 1 Principles for Landscape.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the

proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal subject to conditions for the provision of cycle parking, a full travel plan and details of the vehicle access onto Tower Wharf to be for approval submitted in writing to the LPA prior to construction and implemented in accordance with the approved details.

ENVIRONMENTAL/SUSTAIN ABILITY ISSUES

EA Scoping and Environmental Impact Assessment

An EA screening request was submitted by the applicant prior to the submission of the application. The proposals were categorised under the EIA Regulations 2011 as within the scope of an "urban development project" under Schedule 2, clause 10(b). MEAS have considered the scheme on behalf of the Council against the screening provisions set out in the EIA Regulations, . The Local Planning Authority can conclude that the proposals are unlikely to give rise to significant environmental effects and that full EIA is therefore not required in this case.

Impact on Wildlife

UDP Policy NCO1, states that the Local Planning Authority will only permit proposals which will not adversely affect either directly or indirectly the integrity of the Boroughs international, national and locally designated sites for nature conservation and earth science.

As the competent Authority, a Habitat Regulations Assessment has been undertaken for the Local Planning Authority by Merseyside Environmental Advisory Service. The supporting documentation that accompanies the application has been assessed and it can be concluded that the proposal:

- is not directly connected with or necessary to the management of the nature conservation sites
- does not intrude into the Natura 2000 sites listed below
- is not considered, either alone or in-combination with any other plans or projects, to have a likely significant effect on each of the following sites:
 - Mersey Estuary Special Protection Area (SPA)
 - Mersey Estuary Ramsar
 - Mersey Narrows and North Wirral Foreshore SPA
 - Mersey Narrows and North Wirral Foreshore Ramsar site and
 - Liverpool Bay SPA

Consequently the Local Planning Authority can concluded that the proposal will have no adverse effect on the integrity of the Natura 2000 sites

UDP Policy NC7 Species Protection states that any development that has an adverse effect on wildlife species protected by law will not be permitted unless the Local Planning Authority is satisfied that the protection of the species can be secured through the use of planning conditions.

Vegetation on site may provide some limited nesting opportunities for breeding birds, which are protected. No tree felling and scrub clearance should take place between the period 1st March to 31st August. If it is necessary to undertake works during the bird breeding season then all trees on site are to be checked to ensure no breeding birds are present. If they are present, details of how they are to be protected are to be required. This can be achieved through the attached condition.

Flood Risk Assessment

The site is located within Flood Zone 1 on the Environment Agency's current Flood Map. The proposed development would be within a regeneration area, a "Less vulnerable" classification has been assigned to it and is therefore an appropriate development in this location and is not considered to be at risk of flooding from rivers or the sea.

Drainage

Existing drainage infrastructure consists of separate foul and surface water systems that flow along Tower Wharf in an easterly direction, with the surface water discharging into the River Mersey, and

the foul water flows to a foul water pumping station located at the end of Morperth Wharf. Furthermore, the applicants have advised within their submission that it is understood that United Utilities will increase the surface water runoff into the existing surface water drainage system.. Notwithstanding this the applicants have advised that they are developing a range of options for SUDS which would, if adopted could significantly reduce the volume of runoff under storm conditions. The Environment Agency has no comments to make with regards to surface water flooding.

Waste

Policy WM9 - Sustainable Waste Management Design and layout for New Development. The proposed site design and layout provides appropriate vehicle access and would appear to provide sufficient space for commercial waste collection. Details of demonstrating how the proposal will facilitate the collection and storage of waste can be achieved through a suitably worded condition

Contaminated Land

The National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

The development is located on land which has been part of the areas long industrial heritage since the formation of port facilities in the area prior to 1844. The long and varied history of land use may have led to conditions of site which may pose a significant risk to controlled waters.

The Environment Agency have advised that the level of contamination is unlikely to require significant, long term, remediation but the presence, primarily of the underground tank, is likely to require remediation.

Based on the information submitted, it is recommended by both the Environment Agency and the Councils Environmental Health Officers that the development could be granted providing there are conditions relating to the control and management of contamination.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

Having regard to the statutory development plan and specific material considerations in this particular case, it is considered that the proposed development would have a positive impact on the area in terms of economic regeneration, visual amenity and environmental amenity. The proposed development which will provide a facility for uses within Use Class B1 within the Mersey Waters Enterprise Zone. The proposed Grade A office accommodation will provide for up to 450 new full time equivalent jobs to Wirral. It is considered that these proposals will contribute to the wider regeneration of Wirral and assist in the long term support of sustainable economic growth which is promoted through both National and local plan policies.

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 advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development is likely to have a positive impact on the area in terms of economic regeneration, visual amenity and environmental amenity. The proposed development which will provide a facility for uses within Use Class B1 within the Mersey Waters Enterprise Zone. The proposed Grade A office accommodation will provide for up to 450 new full time equivalent jobs to Wirral. It is considered that these proposals will contribute to the wider regeneration of Wirral and assist in the long term support of sustainable economic growth which is promoted through both National and local plan policies.

Recommended **Approve**
Decision:

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

3. 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.

4. No part of the development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangement for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: To ensure landscape features are properly considered and protected and to accord with Policies of the Wirral Unitary Development Plan.

5. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3) The results of the site investigation and 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. 4) 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 express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason To ensure a safe form of development that poses no unacceptable risk of pollution

to the water environment.

6. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of 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. The long-term monitoring and maintenance plan shall be implemented as approved.

Reasons To ensure a safe form of development that poses no unacceptable risk of pollution to the water environment

7. 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 the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons To ensure a safe form of development that poses no unacceptable risk of pollution to the water environment.

8. Development shall not be commenced until a Full 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 and to accord with Policies in the in the Wirral Unitary Development Plan.

9. No part of the development shall be brought into use until a means of vehicular access to the site has been constructed. These works shall be in accordance with details, which should be submitted to and approved in writing by the Local Planning Authority

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

10. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

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

11. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. 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.

12. No tree felling and scrub clearance is to take place during the period 1st March to 31st August Inclusive. If it is necessary to undertake works during the bird breeding season then all trees and scrub on the site are to be checked first to ensure no breeding birds are

present. If present details of how they are to be protected are required.

Reason In the interest of amenity and to ensure that the construction of the development uses best practicable means to avoid adverse environmental impacts in accordance with National Planning Policy Framework. To ensure that there is no likely significant effects on natura 2000 sites and European protected species. To avoid pollution to controlled waters. To ensure that the proposed development makes a contribution to biodiversity in accordance with NERC "Biodiversity Duty", Policy NC7 of the adopted UDP and the National Planning Policy Framework.

13. The proposed landscaping shall be completed before the 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.

14. Prior to the commencement of development, details of proposed bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed by the Local Planning Authority.

Reason In the interest of amenity and to ensure that the construction of the development uses the best practicable means to avoid adverse environmental impacts in accordance with the National Planning Policy Framework.

15. NO DEVELOPMENT SHALL TAKE PLACE until a Code of Construction Practice shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the final Code of Construction Practice and Management Plan should cover the following Minimum requirements;

I. Site supervision

II. Machinery (Noise & Vibration Levels and mitigation measures, location and storage of plant, materials and access to banks etc)

III. Protection of areas of ecological sensitivity and importance

IV Methods used for all channel and dock edge water margin works

V Methods for the control of dust and air pollution

VI Methods for the prevention of dust, dirt, debris and other deposits on the highway

VII Details of security hoarding including maintenance, decorative displays and facilities for public viewing.

VII Lighting methods to avoid disturbance to birds and bats

IX Methods to avoid construction related debris and pollution from entering controlled waters

Reason In the interest of amenity and to ensure that the construction of the development uses the best practicable means to avoid adverse environmental impacts in accordance with the National Planning Policy Framework. To ensure that there is no likely significant effects on Natura 2000 sites and European protected species. To ensure that the proposed development makes a contribution to biodiversity in accordance with NERC "Biodiversity Duty", Policy NC7 of the adopted UDP.

Further Notes for Committee:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.

Refer to the Environment Agency Guiding principles for land contamination for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.

Refer to our website at www.environment-agency.gov.uk for more information.

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 2010

The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' 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.

If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer. Refer to our website at www.environment-agency.gov.uk for more information.

Waste 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.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. The Environment Agency recommends that developers should refer to our:

Position statement on the Definition of Waste: Development Industry Code of Practice and;

website at www.environment-agency.gov.uk for further guidance.

Last Comments By: 02/07/2014 14:12:58
Expiry Date: 22/08/2014

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Planning Committee

23 July 2014

Reference:
OUT/12/00824

Area Team:
South Team

Case Officer:
Mrs C Parker

Ward:
Prenton

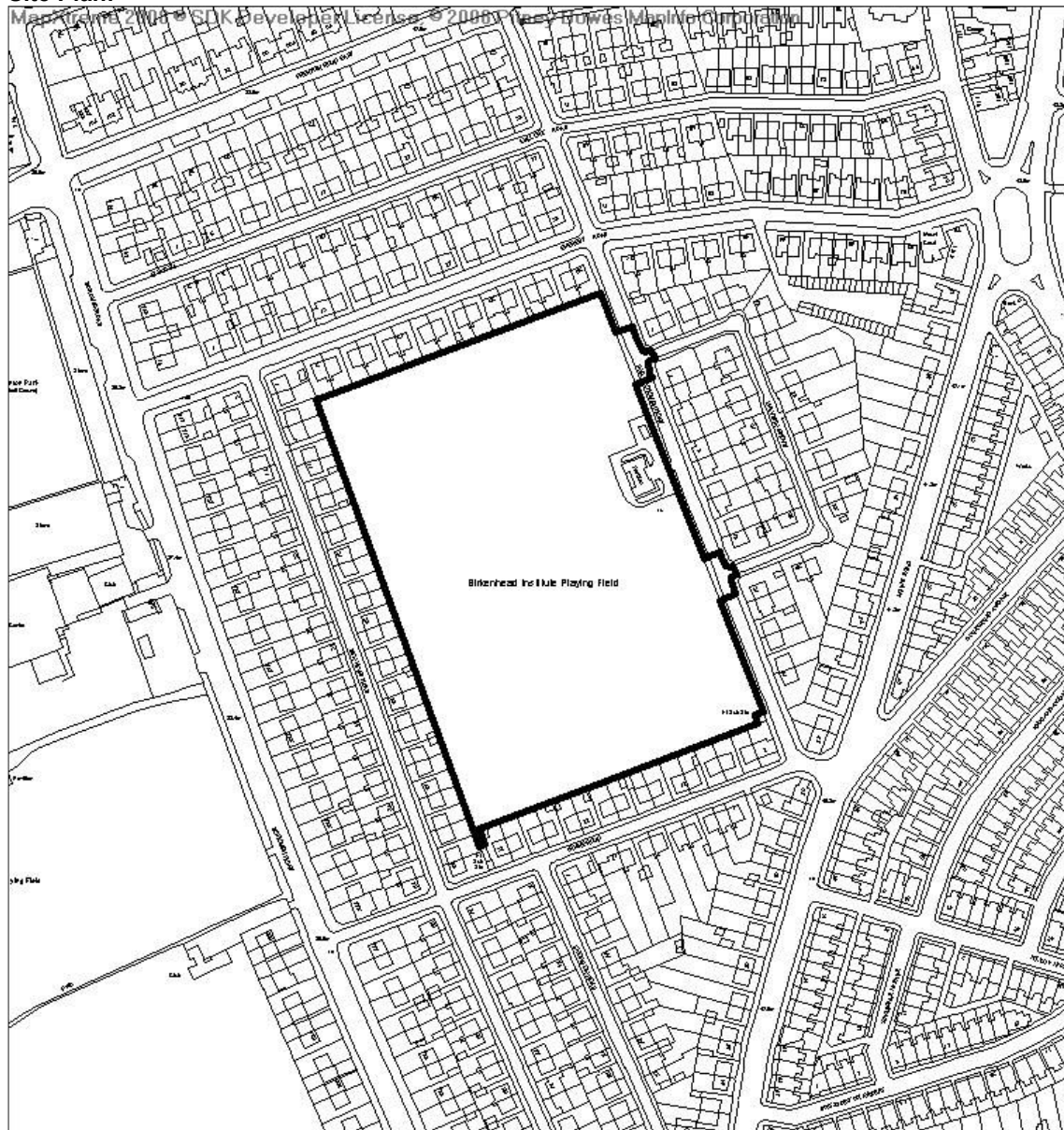
Location:
Proposal:

INGLEBOROUGH ROAD, TRANMERE, CH42 6RD
Demolitions of existing buildings and redevelopment of the land for new build residential development for up to 90 new dwellings (USE CLASS C3) with means of access and associated infrastructure –
(Amended Supporting Information received for replacement playing field)

Applicant:
Agent :

Tranmere Rovers Football Club
Paddock Johnson Partnership

Site Plan:



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Development Plan Designation:

Sports Ground

Planning History:

Location: Birkenhead Institute Playing Field, Ingleborough Road, Tranmere. L42 6RD
Application Type: Full Planning Permission
Proposal: Erection of a single storey front extension to pavilion
Application No: APP/95/06310
Decision Date: 07/11/1995
Decision Type: Approve

Location: Land at INGLEBOROUGH ROAD, TRANMERE, CH42 6RD
Application Type: Outline Planning Permission
Proposal: Demolitions of Existing Buildings and Redevelopment of the Land for New Build Residential Development for up to 90 New Dwellings (use class C3) with Means of Access and Associated Infrastructure
Application No: OUT/11/00897
Decision Date: 10/02/2012
Decision Type: Withdrawn

PARALLEL APPLICATION: APP/14/00310 - The creation of four full size football pitches plus one junior academy pitch and one training area, fenced around the perimeter for the use by Tranmere Rovers FC as their formal training site. Creation of two full size football pitches and one youth pitch to the west of the site for local community use (**Amended plans, revised layout of pitches**) at Solar Campus, Leasowe Road, Leasowe.

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Planning Applications, 166 letters of neighbour notification were issued to properties adjoining the development site. Site Notices were displayed in the roads immediately adjoining the site, and a Press Notice was displayed in the Wirral Globe. At the time of writing, four representations have been received. One of these supports the proposal and three object due to:

1. Social housing would have a detrimental effect on the value of properties in the area
2. The field should not be built on
3. Additional traffic
4. The proposal would concrete over the war memorial field

A petition of objection containing 34 signatures has been received objecting to the proposal due to:

1. Insufficient regard being paid to the fact that the site is recorded as a war memorial
2. Demolition of the pavilion as it is classed as a memorial
3. The proposed memorial is an insult to the memory of the fallen Old Boys
4. The pavilion and fields represent a permanent memorial to Wilfred Owen, which is a valuable historical asset that would be a loss to the Nation's historical heritage.

CONSULTATIONS

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

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

Environment Agency – no objection subject to conditions. The submitted Flood Risk Assessment highlights that the development proposals will increase both the rates and volumes of surface water leaving the developed site, compared to the existing site conditions. It is therefore essential that appropriate flood risk mitigation is incorporated within the development during the detailed design

stages of the project, particularly when considering the development layout at the reserved matters stage.

Sport England - No objection subject to conditions

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application seeks outline planning permission for the erection of 90 dwellings which is defined as Major Development. The site is a designated Sports Ground where residential development is classed as a departure from the Unitary Development Plan. It is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

PROPOSAL

The proposed development is for residential development on land at Ingleborough Road, Prenton. The application was considered in parallel with an application for playing pitches at Woodchurch Leisure Centre (APP/12/00825) at Planning Committee on the 25 October 2012 where it was resolved to approve the applications subject to a Section 106 Legal Agreement. The legal agreement (in part) would secure the provision of replacement playing fields and associated facilities at the Woodchurch site. The site at Woodchurch is no longer the provision of the replacement playing fields and training facility and the site at Solar Campus is now being considered under reference APP/14/00310. The application has therefore been reopened with a view to consider the merits of the proposed replacement playing fields at the site of Solar Campus subject of APP/14/00310.

The application is submitted in outline for up to 90 dwellings and includes the means of access to the site only. There would be two access points from Ingleborough Road, designed to provide junctions with access points from Malvern Grove.

All other matters are reserved and as such, further applications would need to be submitted to seek permission for matters of scale, layout, appearance and landscaping.

Indicative plans have been provided that shows a potential layout for a development of 90 houses (a mixture of semi-detached and detached houses, 3 and 4-bedrooms), floor plans and elevations for potential house types along with an artist's impression relating to the Ingleborough Road frontage.

Parameters of development are detailed within the submitted plans and the Supporting Planning Statement, making it clear that the development seeks dwellings up to 2.5 storeys in height, with dwellings to the perimeters of the site adjoining existing residential areas to be 2-storey with a maximum of 7.5m in ridge height.

SITE AND SURROUNDINGS

The application site is a 3.1 hectare playing field site, currently laid out to incorporate 2 football pitches and training areas. The site includes a small pavilion changing facility adjacent to Ingleborough Road, and metal railings form the perimeter to much of the site. There are a number of trees planted around the edges of the playing field surface.

The surrounding land use is residential on all sides, traditional in format (semi-detached, two storey), the application site being at the heart of the Tranmere Hall residential area.

POLICY CONTEXT AND THE PRINCIPLE OF DEVELOPMENT

Unitary Development Plan

The site is designated as a Sports Ground by virtue of proposal RE6 of the Unitary Development Plan. Policy RE6 requires the protection of such land, subject to UDP Policy RE5. This policy, RE5, was not 'saved' by the Secretary of State when permission was sought in 2007 for the policies of the Unitary Development Plan to remain in force. The National Planning Policy Framework is considered to present up to date planning policy guidance on such matters, outlining that:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Policy URN1 – Development and Urban Regeneration outlines that in considering development proposals, the local planning authority will be concerned to ensure that full and effective use is made of land within the urban areas; whilst sites currently required for recreational purposes should be protected from inappropriate development.

Policies HS4 – Criteria for New Housing Development, HSG2 – Affordable Housing, and HS6 – Principles for Affordable Housing are relevant, establishing the criteria to be considered for new housing proposals, whilst the Interim Planning Policy for New Housing Development remains a material consideration.

Policy GR6 – Greenspace Within New Housing Developments, requires the provision of amenity open space and children's play provision in such developments, but makes it clear that the requirements of the policy will not be held to apply to proposals where the dwellings constructed would fall within 400 metres of an existing accessible public open space of 1.5 hectares or above. In this case, the close proximity to Victoria Park and other areas of recreational open space adjacent to Prenton Park is considered to provide adequate accessible public open space, such that there would be no reasoned justification to secure amenity open space within the development.

CH01 – The Protection of Heritage, is relevant given the Memorial status of aspects of the development site. The policy outlines that particular attention will be paid to the protection of buildings, structures and other features of recognised architectural or historic importance, and that proposals which would significantly prejudice these objectives will not be permitted.

NC7 – Species Protection requires consideration of species protected by law, and the mitigation of harm through refusal of permission or the use of appropriate planning conditions.

National Planning Policy Framework

The NPPF establishes a presumption in favour of sustainable development, and stipulates that approach to housing supply that must be taken by Local Planning Authorities, as well as setting the approach to be taken to existing open space and sports facilities. A core principle is established in relation to the conservation of heritage assets, requiring their conservation in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

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.

SPORTS GROUND ISSUES

Considering the principle of development, the proposal development would take place on a site designated within the Unitary Development as a Sports Ground. As noted above, Unitary Development Plan Proposal RE6 identifies the individual sites considered sports grounds and playing fields within the urban area, outlining that they should be protected from development in order to ensure that adequate land is reserved for organised sport. As such the development is unacceptable in principle and was advertised as a departure from the Unitary Development Plan.

The application has been submitted in parallel with application APP/14/00310 which would permit the relocation of Tranmere's current use of the sports ground to the Solar Campus site. The principle of

the provision of replacement playing fields is established due to the previous approval and legal agreement relating to the Woodchurch site (APP/12/00825). The replacement facilities will be provided at Solar Campus and offer the opportunity to secure the protection and enhancement of existing sports pitches. The improvements to the Solar Campus site include the provision of four full sized pitches, one junior pitch and one training area. The merits of the replacement playing fields at Solar Campus are set out in the parallel report also reported to Planning Committee - APP/14/00310.

The main principle for consideration by reopening the planning application is to establish that there is sufficient replacement pitches. Namely that the playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development. Sport England had no objection to the previous proposal and as such the principle of releasing the land for residential development has been established.

Given this, it is considered that the proposed developments, dealt with in parallel, do not conflict with UDP Policy RE6, or Policy URN1, which require the protection of sports grounds and consideration of recreational purpose. The development at Solar Campus is considered to provide benefits to sport, both to the community and for Tranmere Rovers, which is a material consideration in favour of the development. The National Planning Policy Framework, at part 8, gives emphasis to the role of the planning system in facilitating social interaction and creating healthy, inclusive societies - noting at paragraph 70 that to deliver social, recreational and cultural facilities to meet community needs, planning decisions should plan positively for the provision of such uses, ensure that such services are able to develop and modernise in a sustainable way, and ensure an integrated approach to consideration of housing, economic uses and community facilities.

A section 106 Legal Agreement would enable the Council, as Local Planning Authority, to ensure the link between the two sites, should members be minded to grant planning permission. The legal agreement might secure aspects recommended by Sport England in relation to the development, the maintenance and management of the site at Solar Campus to provide community and sports development benefits with the ability to 'ring fence' the necessary finances and specify phasing requirements to ensure the delivery of the required facilities.

REGENERATION AND HOUSING ISSUES

Policy URN1 encourages the full and effective use of land within urban areas. The scale of the development is relatively low (90 homes as a maximum) and indicative plans indicate a focus upon high value family homes (in keeping with the existing residential development around the application site). The development will not harm the character of the area and is considered appropriate in density that will integrate with adjoining residential development. The design, scale and character of the proposals, whilst not establishing strong urban design structuring principles at this stage, will be subject to reserved matters applications and can be consistent with and complimentary to the adjacent housing.

Having regard to the provisions of the National Planning Policy Framework, it is considered that the application site is sustainable; in so much as it is located within the heart of an urban area well provided for by shops and services, transport links, and recreational opportunities such as Victoria Park. The provision of new housing units would assist the Council in achieving supply of housing, as required by paragraph 47 of the National Planning Policy.

UDP Policy HS4 requires consideration of criteria relating to the character, design and layout of new housing development to ensure integration with adjoining development. National Planning Policy Framework part 7 outlines the approach that should be taken by Local Planning Authorities to require good design. No conflict is found with these policies.

As regards the provision of affordable housing, it is noted that there is a substantial need for affordable housing identified within the Borough. UDP Policy HS6 (Affordable Housing) currently requires an on-site contribution for schemes over 1 hectare based on individual viability assessments. The Council's Strategic Housing Market Assessment (2010) found there to be a very significant housing need in the Borough with a high target for affordable housing provision being justified, and a lower trigger point (5 or more dwellings). That Assessment recommended a target of 40% of new

build housing being affordable. The Affordable Housing Viability Study (2010) recognizes the current limitation associated with value and cost and therefore, at present, advises that it would be possible to sustain a target of 20% affordable housing, which has informed the emerging Core Strategy. Whilst long terms aspirations of 40% affordable housing remain, an interim target of 20% is currently in place (although this is subject to site specific viability).

As in the previous submission considered in 2012, a Viability Assessment has been submitted by the applicant. Given that the application has been reopened due to the change in the replacement playing fields at Solar Campus, it has been necessary for the applicant to update the Assessment submitted originally in 2012 and this has been independently assessed on behalf of the Council. The independent review of the assessment has confirmed that the development would not be viable should a requirement be imposed for affordable housing. However it must be noted that that land acquisition values vary over time, and as such it will be necessary to include a mechanism within a Section 106 Legal Agreement to secure a contribution to affordable housing, should the value rise significantly above that currently indicated, and having regard to an up-to-date assessment of the viability of the site.

HERITAGE

There has been objections received regarding the heritage value of the Ingleborough site as a war memorial. The site is referred to in inventories held by both the Imperial War Museum and the War Memorials Trust.

It was established through the original consideration of the proposal that events took place in relation to the recording and remembrance of former pupils of the Birkenhead Institute who lost their lives in WW1, such as the construction of the pavilion with stone memorial plaque, the planting of trees and the construction of ornamental gates. As such It must be concluded that the war memorial is not simply confined to the memorial plaque itself. The Heritage Statement submitted by the applicant, correctly concludes that it is appropriate to consider this heritage asset as of heritage interest, and that this is a material consideration.

Since the original application was considered, the memorial plaque has been relocated to Hamilton Square. In addition, having regard to the development plan, the site is not on land scheduled as an ancient monument, within a Conservation Area, nor is it a Listed Building or structure. As such, planning legislation and the development plan do not require that special attention is given to preserving its character or appearance. It is also important to note that covenants applied to the site are not a material planning consideration.

As in the originally considered proposal, the applicant proposes to retain a war memorial feature adjacent to Ingleborough Road, which indicative plans outline would consist a paved area incorporating the memorial stone plaque within a masonry structure, and landscape planting. The obligation to provide this feature and maintenance provisions can be secured through a s106 Legal Agreement, at the landowners cost.

Accordingly, no conflict is found with UDP Policy CH01 or the principles set out in the National Planning Policy Framework relating to heritage.

NATURE CONSERVATION

Previously submitted reports and surveys conclude that the site is of relatively low ecological value, and that protected species are not present. There have been no changes in circumstances since the proposal was considered on the basis of the submitted details. As such, the recommendations of the reports for the use of native tree and shrub planting within the landscaping of the development, supplementing existing trees at the boundaries of the site to create habitat corridors for fauna are still relevant. Whilst no bats were found to be present, it is noted that the pavilion building does provide potential habitat, and as such a future development should be designed to compensate for this potential - a planning condition is proposed to secure this compensatory provision.

APPEARANCE AND AMENITY ISSUES

The proposal is submitted in outline with matters of layout, scale, appearance and landscaping reserved for subsequent approval. However the proposal puts forward an amount of development

shown in indicative plans as 90 units.

The layout and design of the development, which are reserved matters, must satisfy the criteria of HS4: Criteria for New Housing Development, in that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area. The indicative plans submitted with the application confirm that the development would introduce buildings 2 storeys (maximum ridge height 7.5m) to the perimeter of the site, rising to 2.5 storey within the heart of the site. The scale and layout proposed are considered consistent with the surrounding residential areas that will have no detrimental impact to outlook or potential of resulting in over dominant features. The details of the development would be secure at the reserved matters stage, but it is considered reasonable and necessary to impose conditions to restrict the scale of development within these parameters at this outline stage, through the imposition of planning conditions.

The proposal includes private amenity space for each dwelling, and off street parking which would address the criteria of HS4, within the limits established in Supplementary Planning Document 4 (SPD4). A statement has been submitted outlining features that would be incorporated within the development to design out crime, and Merseyside Police's Architectural Liaison Officer has raised no objections to the proposal subject to the inclusion at the reserved matters stage of measures to reduce the potential for crime. It is considered that appropriate measures – landscaping, boundary treatment and lighting – can be secured through appropriately worded planning conditions.

Loss of Trees

The trees are currently subject to a Tree Preservation Order. The applicant has submitted an arboricultural report which considers the quality of all trees within the site, including those that would be lost as a result of the development - at this stage it is confirmed that four trees would be lost (two Cherry and two Maple). The report indicates that the two Maple are retention category A trees, but notes that many of the Maple have been spoilt by poor tree surgery, whilst their location close to the boundary with Ingleborough Road is resulting in conflict with the integrity of the boundary and causing overhanging to the highway. One of the Cherry is over mature and showing signs of ill health, whilst the small specimens by the existing entrance gate are in poor condition. There are considered to be no reasons to disagree with the findings of the report, and as such the proposed removal of trees detailed is considered consistent with UDP Policy GR7. The report makes recommendations for consideration of removal of further trees in poor condition, though the application does not confirm this proposal. A commitment to tree planting at a ratio of 2 per plot is made within the Design and Access submitted, with native species detailed. Reserved matters applications must confirm landscaping of the site, as well as the protection to be given to retained trees.

Provision of Greenspace and Play Facilities

As noted above, UDP Policy GR6 establishes the requirement for provision of greenspace with new family housing development, including play facilities. The policy requires new houses of two bedrooms or more to provide greenspace. However, these requirements are not held to apply where dwellings that would fall within 400 metres of an existing public open space. In this instance, Victoria Park is within easy walking distance of the site. As such, it is not considered that the provision of greenspace or play equipment could reasonably be required should permission be granted for the development. Suggestions for an alternative development do not fall within the remit of the Local Planning Authority in this instance - consideration must be given to the application made.

SEPERATION DISTANCES

The indicative layout supports residential units set at a minimum of 23m from existing dwelling frontages, at a similar scale. As such, and subject to detail of reserved matters applications, it is considered that the Council's adopted separation distances can be achieved.

HIGHWAY/TRAFFIC IMPLICATIONS

A Transport Assessment (TA) has been submitted which indicates that traffic generation would not be significant in terms of absolute numbers (56 vehicle movements during the evening peak). This would represent an increase of 18% on the existing flow on Ingleborough Road. The TA points out that the site is well served by public transport, and concludes no adverse effect to the local highway network. It is considered that there is sufficient capacity within the local highway to cater for the additional traffic generated by the proposal.

Traffic calming measures ('speed tables') are suggested on Ingleborough Road. The Director of Technical Services (Traffic and Transportation Division) does not consider that such measures, in isolation, would be appropriate - rather it would be beneficial to implement a 20mph speed limit for Ingleborough Road and the surrounding residential streets, to mitigate against the increase in traffic and in line with the Council's current policy in residential areas.

In addition, as the properties are indicted to be sized for family accommodation, it is considered appropriate to obtain funding towards the operational costs of the nearest School Crossing Patrols on Mount Road and Borough Road. The applicant has indicated agreement with these matters, which would be secured through a section 106 legal agreement.

Conditions should be imposed to ensure require the submission of full details for the proposed access points onto Ingleborough Road, and the reinstatement of the obsolete vehicle access.

A full residential Travel Plan is also required confirming the implementation of measures detailed within framework travel plan submitted by the applicant.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental implications related to the proposal.

CONCLUSION

The application proposes the development of a greenfield site, currently designated as a Sports Ground by Unitary Development Plan Policy RE6, of which the heritage value as a war memorial is a material consideration that weighs against the development. Nonetheless, the benefits of the overall proposal, considered in conjunction with linked application APP/2014/00310 are deemed significant, securing the protection and enhancement of sports ground land, in accordance with UDP Policy RE6, or Policy URN1.

A section 106 Legal Agreement would enable the Council, as Local Planning Authority, to ensure the link between the two sites, should members be minded to grant planning permission. The legal agreement can secure the provision of the replacement playing fields including the maintenance and management of the site at Solar Campus; provide the community and sports development benefits outlined; highway matters and a mechanism to secure affordable housing in the event of a change in the viability of the development.

Given the above, and having regard to the provisions of UDP Policies RE6, URN1, HS4 and CH01 and the National Planning Policy Framework, the development is recommended for approval, subject to the imposition of a s106 Legal Agreement and suitably worded planning conditions.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

Having regard to the provisions of UDP Policies RE6, URN1, HS4 and CH01 and the National Planning Policy Framework, the proposal, considered in conjunction with linked application APP/2014/00310, would secure the protection and enhancement of sports ground land, and provide sustainable housing supply, having no detrimental impact to the residential amenity enjoyed by adjoining properties, the character of the surrounding area or the highway network.

Recommended Decision: Approve Subject to S106 Legal Agreement

Recommended Conditions and Reasons:

1. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) Layout
- (b) Scale
- (c) Appearance
- (d) Landscaping

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92(as amended) of the Town and Country Planning Act 1990.

2. The development to which this permission relates must be begun not later than whichever is the later of the following dates:-

A) The expiration of three years from the date of this permission.

OR

B) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To enable the Local Planning Authority to control the development in detail and comply with Section 92 (as amended) of The Town and Country Planning Act 1990.

3. Prior to the commencement of development a detailed scheme of works for the provision of a war memorial feature, consistent with the details in indicative plan 1531-130, shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, the scheme of works shall include for the conservation, restoration and retention of the memorial stone located within the sports ground pavilion, the phasing of works proposed in relation to the works comprised in the remainder of the development, and the provisions made for the subsequent maintenance of the war memorial feature. The war memorial feature shall be provided in accordance with the approved scheme of works prior to the first occupation of any residential dwelling hereby permitted, and shall be retained as such thereafter, maintained in accordance with the approved scheme.

Reason: To retain a war memorial at the site, in the interests of heritage and having regard to the provisions of UDP Policy CH01 and the National Planning Policy Framework.

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on (22 June 2012) and listed as follows: 1531-01-A, 1531-126-A and 1531-129 dated 14/07/2011.

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

5. All reserved matters applications required by the conditions contained in this permission, shall be in accordance with the scale, layout, landscaping and appearance parameters set out within section 3.13 of the Supporting Planning Statement (dated July 2011), and the Design and Access Statement (revision A, dated July 2011), as supported by indicative layout 1531-124-B (dated 01/11/11). For the avoidance of doubt, the number of residential units shall not exceed 90 dwellings.

Reason: To ensure a satisfactory form of development and to protect the amenities of adjoining residential properties, having regard to UDP Policy HS4 and the National Planning Policy Framework.

6. All existing trees which are not directly affected by the buildings and works hereby approved shall be clearly located and described in the required reserved matters application for landscaping. 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 any demolition or construction works 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. The existing soil levels under tree canopies shall not be altered at any time. Detailed drawings of all underground works and additional precautions to prevent damage to tree roots, if any, shall be submitted to and approved by the Local Planning Authority before any work is commenced, such details to include the location, extent and depth of all excavations for drainage and other services, in relation to the trees to be retained on site, and these works shall be carried out and completed in all respects in accordance with the drawings so approved.

Reason: To ensure that the trees are not damaged during the period of construction, as they represent an important visual and heritage amenity which the Local Planning Authority considers should be substantially maintained and kept in good condition.

7. No development shall commence until and until a Construction Environment Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the final plans should cover the following minimum requirements:

- i. Site supervision;
- ii. Machinery (noise and vibration levels and mitigation measures, location and storage of plant, materials and fuel, access routes etc.);
- iii Protection of areas of ecological sensitivity and importance;
- iv Methods for the prevention of foul drainage;
- v Methods for the control of dust and air pollution;
- vi Methods for the prevention of dust, dirt, debris and other deposits on the highway;

The approved plans shall be revised and submitted for written approval from the Local Planning Authority every 3 years until construction is complete. Construction shall be carried out strictly in accordance with the approved CEMP and SWMP.

Reason: In the interest of amenity and to ensure that the construction of the development uses the best practicable means to avoid adverse environmental impacts in accordance with the Councils biodiversity conservation duties under Natural Environmental and Rural Communities Act 2006 and the National Planning Policy Framework (2012).

8. 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.

9. Prior to first occupation of the development, 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

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

10. Prior to the removal of the tree/trees hereby approved, the size, siting and species of replacement tree/trees shall be submitted to and agreed in writing by the Local Planning Authority. The replacement tree/trees shall then be planted on site in accordance with the approved details, in the first available planting season. Any tree that within a period of five years after planting, dies or, in the opinion of the Local Planning Authority, becomes seriously damaged or defective shall be replaced with another of the same species and size as originally approved in a timetable to be agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policy GR7 of the Wirral Unitary Development Plan.

11. Before the development is commenced, a method statement detailing measures to be taken during construction to protect the potential of the site for bats and breeding birds shall be submitted to and approved in writing by the Local Planning Authority. The measures contained in the approved method statement shall be implemented in full in the implementation of the development.

Reason: To retain the potential of the site as a habitat for bats, having regard to UDP Policy NC7 and the submitted Bat Roost - Breeding Bird Survey (dated Oct/Nov 2011) and Ecological Report of Proposed Residential Development (undated, received by the Local Planning Authority on 22nd June 2012).

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

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

13. Prior to the commencement of any event, site clearance or development works on the site, the developer shall undertake a further and updated ecological survey of the land to investigate the presence of bats and breeding birds at the site. If the survey confirms the presence of protected species that may be disturbed by the development works, or the use of the land as approved, a mitigation report to prevent disturbance to these species, including restoration measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in accordance with the approved scheme. For the avoidance of doubt, should a period of time greater than 3 years elapse between the approval in writing of a updated survey and the commencement of works, a further updated ecological survey should be undertaken and restoration measures, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the interests of any protected species which may be present on the site at the point of development, to accord with Policy NC7 of the Wirral Unitary

Development Plan, and having regard to the recommendations of the submitted Bat Roost - Breeding Bird Survey (dated October/November 2011).

14. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

i. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

ii. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

iii. The site investigation results and the detailed risk assessment (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. The approved remediation strategy must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The remediation strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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

v. Upon completion of each phase of the development a verification report must be produced that demonstrates the effectiveness of the remediation carried out. The verification reports should address any potential risks associated with cross-contamination from adjacent phases awaiting remediation.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PO5 Criteria for the Development of Contaminated Land Policy of the Wirral UDP, and having regard to section 23 of the Basic Site Investigation Report (dated 5 April 2007).

15. The development hereby permitted shall not be commenced until such times as a scheme for the provision and implementation of a surface water regulation system has been submitted to, and approved in writing by, the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of sustainable drainage systems (SUDS) in accordance with the principles of sustainable drainage, and the results of the assessment provided to the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface

water from the site.

16. The development hereby permitted shall not be commenced until such time as a scheme for the management of overland flow from surcharging of the site's surface water drainage system is submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed ground levels and proposed finished floor levels. The development shall be implemented in accordance with the approved scheme.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

17. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to first occupation, in accordance with the details so approved.

Reason: To ensure a proper standard of separation from, and standard of amenity with respect to neighbouring property and having regard to the need to Design Out Crime.

18. Development shall not be commenced until a full Residential 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 and sustainability, having regard to the National Planning Policy Framework.

19. Notwithstanding the submitted details, the development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works to provide vehicle access from the highway into the development site. The occupation of any part of the development shall not begin until those works have been completed in accordance with the local authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

Reason: In the interests of highway and pedestrian safety.

20. The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works to reinstate to standard footway levels any and all existing vehicle crossings from the highway into the development site that are rendered obsolete by the development hereby authorised. The occupation of any part of the development shall not begin until those works have been completed in accordance with the local authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

Reason: In the interests of highway and pedestrian safety.

Further Notes for Committee:

1. Environment Agency Informative

The FRA has indicated that the site may be suitable for soakaway drainage. Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SUDS approach. Under Approved Document Part H the first option for surface water disposal should be the use of SUDS, which encourage infiltration such as soakaways or infiltration trenches. In all cases, it must be established that these options are feasible, can be adopted and properly maintained and would not

lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

2. Informative from Wirral Fire Safety Command (Wirral District)

- Access for fire appliances should comply with Sections 55 of the County of Merseyside Act 1980 and with the requirements of Approved Document B5 of the Building Regulations.

- Water Supplies for fire fighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplies:

Housing:

Housing developments with units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant.

Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

For further information the Fire Authority Inspecting Officer should be contacted on 0151 296 4932.

Last Comments By:
Expiry Date:

Planning Committee

23 July 2014

Reference:
APP/14/00310

Area Team:
North Team

Case Officer:
Mrs C Parker

Ward:
**Leasowe and
Moreton East**

Location:
Proposal:

Solar Campus, 235 LEASOWE ROAD, LEASOWE, CH45 8LW
The creation of four full size football pitches plus one junior academy pitch and one training area, fenced around the perimeter for the use by Tranmere Rovers FC as their formal training site. Creation of two full size football pitches and one youth pitch to the west of the site for local community use (**Amended plans, revised layout of pitches**)

Applicant:
Agent :

Tranmere Rovers Football Club
STRI

Site Plan:



Development Plan allocation and policies:

Washland
Site of Biological Importance
Green Belt
Primarily Residential Area
Green Belt
Road Corridor subject to Environmental Improvement

Planning History:

Location: Wirral Metropolitan Borough Council, Solar Campus, 235 LEASOWE ROAD, LEASOWE, CH45 8LW
Application Type: Work for Council by Council
Proposal: Demolition of existing timber built store shed and re-configuration of car parking.
Application No: DPP3/13/01210
Decision Date: 07/11/2013
Decision Type: Approve

Solar Campus , 235 Leasowe Road, Leasowe, Wirral, CH45 8LW
Application Type: Work for Council by Council
Proposal: Provision of a multi-use games area rear of the solar block
Application No: APP/05/07780
Decision Date: 10/03/2006
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 397 notifications were sent to adjoining properties and a site notice was also displayed. At the time of writing this report 5 representations supporting the proposal have been received and 22 representations objection to the proposal have been received. The objections are summarised as follows:

1. Parking issues on Leasowe Road
2. Residents parking should not be affected
3. Problems with footballs being kicked onto Leasowe Road
4. Pitches close to gardens in Shackleton Road
5. Problems with rubbish after current games that take place
6. Increase in noise and disturbance
7. Anti-social behaviour
8. Walkers use the site and footpaths
9. Reduction in property values
10. Problems with exiting the site onto Leasowe Road would lead to a back-up of traffic.
11. Proposed access will be too close to houses
12. Loss of common land
13. Lack of consultation with residents by Tranmere Rovers
14. Possible floodlights
15. The application would circumvent the Section 106 for Woodchurch and would a section 106 be applied for this site
16. The Ingleborough application should be linked to this proposal
17. Issues relating to the value and redevelopment costs and affordable housing need to be considered
18. Condition 19 attached to the previous proposal for Ingleborough Rd ensured that the replacement playing field would be implemented before any development was commenced at Ingleborough Road. This was a specific requirement of Sport England whose approval is required for the new proposal and should not be allowed to be replaced by setting aside sum of money to carry out work at Solar Campus at a later date.
19. The report to Sport England include issues relating to Ingleborough site that are erroneous -

relating to the historic features and historical significance in that it registered with the UK National Inventory of War Memorials

20. Current specification of facilities and ground is insufficient to meet the needs of Sport England

21. Changing facilities are insufficient to replace the facilities at Ingleborough

22. No provision of floodlighting

23. Site access is inadequate

24. Youth playing pitch is too close to the proposed car park.

Amended plans were received showing a revision on the layout of the pitches and 4 letters were received reiterating the above objections

A petition of objection has been received containing 38 signatures and state concern that the proposal would cause considerable loss of amenity to residents of Heyes Drive and have an adverse effect on the residential amenity of neighbours, by reason of noise and disturbance and the visual impact of the development. The proposed access from Leasowe Road will also adversely affect highway safety.

Merseyside Cycling Campaign - There should be a provision of cycle parking facilities

CONSULTATIONS

Head of Environment and Regulation (Traffic and Transportation Division) - no objection subject to conditions

Head of Environment and Regulation (Pollution Control) - no objection

Merseyside Environmental Advisory Service - An Environmental Impact Assessment (EIA) is not required

Environment Agency - No objection subject to condition

Sport England - No objection subject to a Section 106 Agreement and planning condition.

Merseytravel - The proposal should not impede bus services and a travel plan should be created.

Merseyside Fire and Rescue - Access for fire appliances should comply with building regulations, water supplies for fire fighting should be risk assessed and be capable of delivering a minimum flow of 20-75 litres per second. Premises should comply with Section 55 of the County of Merseyside Act 1980

Wirral Wildlife - Environment Agency should be consulted. The site is in close proximity to the River Birket and there is concern that the drainage from the site may pollute the river, therefore a suitable drainage scheme should be provided taking advice from the Environment Agency. The proposed fencing should be at least 8m back from the flood relief channel and state that a "high profile scheme such as this is seen to respect the environment and biodiversity".

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The proposal is to be considered in parallel with OUT/12/00824 – Residential Development at land at Ingleborough Road, which is also reported to Planning Committee.

INTRODUCTION

The proposal is for the creation of four full sized football pitches, one junior academy pitch, one training area and the creation of two full size football pitches and youth pitch for community use. It is proposed that Tranmere Rovers Football Club (TRFC) will relocate their training pitch facilities to the Solar Campus site from Ingleborough Road, Prenton. The intention is to develop the site at Solar Campus to ensure adequate additional and compensatory sports field provision as well as the training facility for TRFC.

The application is submitted in parallel with the reopened application OUT/12/00824, which is an outline application for residential development. The application for residential development was

approved subject to a Section 106 Agreement that was linked to a previous proposal for training facilities and replacement playing fields at Woodchurch Leisure Centre (APP/12/00825). The Woodchurch site is no longer being considered as the training facility with associated pitches for TRFC. As such the previous outline application at Ingleborough Road has been reopened with a view to provide the training facilities and replacement playing fields at the site of the Solar Campus (subject of this proposal).

SITE AND SURROUNDINGS

The site is open grassland located at the rear of the Solar Campus Educational Facility, Leasowe Road and is within the Green Belt. There are houses to the north in Heyes Drive adjacent to the Solar Campus and houses that bound the site to the south in Ross Avenue and to the southwest on Shackleton Road. The site is open as it fronts on to Leasowe Road with the primary school on the west corner of Leasowe Road and Gardenside. The eastern most side of the site bounds the A554 with a grass bund to the southeast that separates the site from the River Birket.

PRINCIPLE OF DEVELOPMENT AND POLICY CONTEXT

The application site is designated as Green Belt and the site currently comprises playing fields. The National Planning Policy Framework (NPPF) at paragraph 89 states that the construction of new buildings should be regarded as inappropriate development but lists exceptions to this. One exception is the provision of appropriate facilities for outdoor sport and recreation as long as it preserves the openness of the green belt and does not conflict with the purposes of including land within it. This is echoed in the Unitary Development Plan policies as set out below.

Policy GB2 - Development in the Green Belt and RE13 - Criteria for Sports Facilities in the Green Belt of the Unitary Development Plan establish the criteria to be considered for development in the Green Belt. Policy REC1 states that proposals for sport and outdoor recreation outside the urban area will be restricted to facilities which preserve the openness of the green belt. Policy GB2 states that essential facilities for outdoor sport and outdoor recreation are appropriate development in the Green Belt, so long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Policy RE13 states that proposals for outdoor sport and recreation will be permitted in the green belt where adequate provision has been made for highway access and the visual impact of the proposals would not be intrusive within the local landscape and the openness of the green belt should be preserved. Any associated buildings will be allowed where they are essential to the use of the proposal and where their scale, siting, design and external appearance are appropriate to the setting of the area. The proposal includes a changing room facility accommodated within a modular building. The provision of the changing rooms is considered an essential facility to support the use of the playing fields and the scale and design will not harm the openness of the green belt. The proposal, in principle, is therefore in accordance with the NPPF and the relevant UDP Policies REC1, GB2 and RE13.

The Solar Campus building is Grade II Listed Building. UDP Policy CH01 considers the protection of heritage and states that proposals should pay particular attention to the protection of buildings and other features of architectural or historic importance. Policy CH1 considers development that affects Listed Buildings and structures and states that proposals should be a scale appropriate to retaining the character and design of the listed building and its setting. It is considered that the proposed playing fields and changing room facilities do not detract from the character or setting of the listed Solar Campus building.

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.

APPEARANCE AND AMENITY ISSUES

The site extends to 20.4 hectares in area and currently comprises four sports pitches and grassland. The proposals would create 2.82 hectares of additional sports pitch provision and built facility for changing rooms along with a 50 space car parking area within the north eastern part of the site (adjacent to the Solar Campus buildings). The access would be via an existing right of way from Leasowe Road.

Four full sized pitches and a training area will be located to the east of the site and will be developed on open grassland. The submitted information states that this area of land is not currently in a state fit for sporting play. The intention is to upgrade this area for pitches with a high and moderate specification for play. The pitches will be bounded by fencing and used by Tranmere Rovers Football Club. To the north of this area and to the south of the Solar Campus buildings the changing facilities and car park will be located with the access via a public right of way from Leasowe Road. The access currently provides access to the side of the Solar Campus site and runs adjacent to the houses fronting onto Leasowe Road and Heyes Drive. Objections have been received about the access as it is inadequate and the current parking problems in the area. The access will utilise a public right of way and although its use may increase as a result of the proposal, the intention is to increase the width of the access in order to improve highway safety. This and additional highway issues are discussed below under the Highway/Traffic Implications. Residents have highlighted that the current use of the site as playing fields attract car borne visitors which causes both parking and congestion issues in the locality. This appears to be an ongoing issue and it is likely that demand for car parking may increase as a result of the proposal however, a car park is proposed within the site which is considered will alleviate any additional demand (when compared to the current situation) for on street parking.

The site currently comprises informal pitches located centrally within the site. The proposal seeks to provide three pitches in the western area of the site, which would be closer to the boundary with houses in Shackleton Road compared to the existing pitches. Although the pitches would be closer in proximity to the houses and some objections have been received in this regard, there would be no significant loss of amenity to the occupiers of these houses mainly as the site is open to the public at the moment and football matches take place currently. Objections have been received about anti-social behaviour, including litter problems. This appears to be a problem currently and there is no evidence that this will increase as a result of upgrading the existing pitches on the site. In addition noise and disturbance due to anti-social behaviour is a police matter.

Objections have been received about the possibility of nuisance due to flood lights. The applicant has confirmed that the proposal does not include the provision of floodlights and as such is not considered as part of this proposal. Should the proposal be approved, the provision of flood lights in the future would be subject of a separate planning application and considered on its merits at that time.

The land is open grassland and often used by walkers and cyclists. Other than the formal public right of way that will be the access to the site from Leasowe Road, there are no public rights of way within the site. Although used by members of the public the site is not defined as common land. That said, informal routes are used to cross the site along with a cycle route to the south of the site that follows the contour of the River Birket. The proposal and provision of the pitches will not affect these routes in that there will be routes kept open and available for walkers and cyclists to cross the site as is the current situation.

Concerns have been raised about the need to link the proposal to the site at Ingleborough Road and that a Section 106 should be imposed as it was previously when the site at Woodchurch was being considered. This principle would be applied for this proposal therefore linking this development to the proposal for residential development at Ingleborough Road subject of a separate planning application OUT/12/00824 which will be considered concurrently with this proposal.

Sport England are statutory consultee and have assessed the proposed development. The applicant has submitted a range of documents, including an Agronomic Assessment, which provides confirmation of existing ground conditions and playing quality at the site. The purpose of the Assessment is to demonstrate that there will be both an equivalent or better quantity as well as quality replacement pitch provision at the site. The submitted documents provide the level of information required to satisfy Sport England and the Local Planning Authority that the proposed development will maintain a quantity of playing field provision at the site (as well as replacing playing field land at Ingleborough Road, Prenton, considered under parallel application OUT/12/00824). A series of conditions are proposed to ensure that the development is implemented in accordance with the detail provided. In addition, method statements for maintenance, proposed community use and sports development will need to be fully incorporated into a section 106 Legal Agreement should Members be minded to approve the development.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

The submission includes a "Traffic Management Statement" analysing the potential vehicle movements related to the development, which indicates peak movements of 30 vehicles per hour (vph) during certain hours on a Sunday and 15vph on other days. Whilst there is no evidence to support or refute these figures, given the size of the proposed car park and the number of pitches, it is likely that this is a conservative estimate and that actual numbers would probably be higher.

Therefore, for highway safety reasons, it is considered that the access from Leasowe Road should be widened to accommodate two-way traffic in order to prevent conflicting traffic at the narrow entrance queuing back onto Leasowe Road. This could be obtained by a suitably worded planning condition.

In addition, observations as well as objections received from local residents, indicate that a significant proportion of vehicles leaving the Solar Campus carry out a "U" turn manoeuvre at the Junction of Leasowe Road / Hayes Drive, which occasionally conflicts with other traffic. The number of vehicles carrying out this manoeuvre is likely to increase if the development goes ahead, increasing the risk of conflict. As this is considered to be detrimental to highway safety, a planning condition is recommended to implement a "no U-turn" traffic regulation order at that junction for highway safety reasons. Similarly, a planning condition to implement a "no U-turn" traffic regulation order at the junction of Leasowe Road / Cross Lane is recommended for the same reasons.

Subject to the suggested planning conditions, it is considered that there are no sustainable highway reasons to refuse this application.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

It is considered that there are no significant detrimental impacts to nature conservation. The creation of the new pitches is considered to have potential to improve the sustainability of the site by utilising the site.

Environmental Impact Assessment is a procedure by which the environmental profile of projects likely to give rise to significant environmental effects are subjected to rigorous examination through a structured process. The process derives from a European Directive (the 'EIA Directive') and is given legal force in England through Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Screening is the initial part of the process whereby a determination is made of whether a project should be subject to EIA or not. To govern this determination, the Regulations provide a classification of types of development, presented in two 'Schedules'. Projects listed in Schedule 1 that meet the stated qualifying criteria or thresholds always require EIA. Schedule 2 projects require EIA if they are considered likely to give rise to significant environmental effects. Projects not listed in either Schedule are not subject to EIA.

An initial examination of this proposal against the Regulations shows that it does not fall within Schedule 1. It is also not immediately apparent that it falls neatly into one of the project categories provided by Schedule 2. However, there is clear case law directing that the screening of projects should interpret the classification of developments with the 'narrow scope and broad purpose' of the EIA Directive in mind. In order to conform to this principle, this proposal is considered to fall within Schedule 2, paragraph 10(b) of the EIA Regulations 2011 which is within the general category of 'Infrastructure Projects', covering urban development projects including sports centre developments. For such projects the Regulations require screening of development over 0.5ha in extent. As this project covers 20.4ha screening is therefore required.

Determining the need for EIA for Schedule 2 projects is undertaken on a case-by-case basis taking into account the likelihood of their '*having significant environmental effects because of factors such as its size, nature or location*' (Circular 02/99, para 28). Schedule 3 of the Regulations provides a selection of criteria to assist with this determination. Guidance suggests that EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale, the types of impact are markedly different, or there is a high degree of contamination. In this case, the proposal includes the redevelopment of an existing playing field site for continued operation for

that purpose on an improved and more intensive basis. The scheme involves the creation of an additional 2.82ha of playing pitches and will include the provision of a 'changing village' with 50 car parking spaces and security fencing for the part of the site to be used by Tranmere Rovers. The scheme will improve the quality of the site for sports pitches by improving drainage arrangements and developing specialised soil profiles for playing surfaces. However, the essential character of the site will remain playing pitches.

Although the proposals represent a growth in the scale of the use of the site, this will be from a low intensity base and will have some positive effects in terms of improved quality and quantity of sports pitch provision available for community use. The amount of built development is small and activity levels during both the construction and operational phase is considered unlikely to be a source of significant environmental effects. The location of the site is not 'sensitive' as defined by Schedule 3 of the EIA Regulations despite the proximity of the Old Birket local wildlife site, as that level of designation is not a special factor for EIA Screening. Therefore considering the proposals in terms of their nature, scale and location in the context of the EIA Regulations 2011 and associated Guidance it is concluded that the scheme is unlikely to give rise to significant environmental effects and EIA is accordingly not required in this case

HEALTH ISSUES

Beyond the potential positive health benefits of enhanced sporting provision, there are no significant health implications relating to this application.

CONCLUSION

The proposal would have no detrimental impact to the character of the area or residential amenity and represents an investment in sport and recreational facilities. The proposal would meet identifying quantitative and qualitative needs for community pitch sport, and provide for the rationalization and modernization of Tranmere Rovers' training and Centre of Excellence operations in the Borough. The development is considered appropriate development in this Green Belt location and is consistent with the National Planning Policy Framework and Unitary Development Plan Policies GB2, REC1, RE13 and CH1 and is recommended accordingly.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal would have no detrimental impact to the character of the area or residential amenity and represents an investment in sport and recreational facilities. The proposal would meet identifying quantitative and qualitative needs for community pitch sport, and provide for the rationalization and modernization of Tranmere Rovers' training and Centre of Excellence operations in the Borough. The development is considered appropriate development in this Green Belt location and is consistent with the National Planning Policy Framework and Unitary Development Plan Policies GB2, REC1, RE13 and CH1 and is recommended accordingly.

Recommended Decision: **Subject to a Section 106 Agreement**

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25 June 2014 and listed as follows:

drawing number IN104271-P003-B, IN104271 - P001A, IN104271-P002-B, IN104271-P006-A, IN104271-P005-A, IN104271-P004-B dated 18 June 2014 and IN104271-P010 dated 10 July 2014.

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

3. The development hereby permitted shall not be commenced until such time as a scheme to limit the surface water run-off generated by the proposed development, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

4. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced. The works shall be carried out in full prior to first occupation of the site for the use hereby permitted, in accordance with the details so approved.

Reason: To ensure a proper standard of separation from, and standard of appearance with respect to neighbouring property, character, and having regard to the need to Design Out Crime.

5. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 of the Wirral Unitary Development Plan.

6. Before any construction commences, samples of the materials to be used in the external surfaces of the changing room building 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 RE1 of the Wirral Unitary Development Plan.

7. No development shall commence until details of the design and layout of the natural turf pitches, artificial grass pitch and changing rooms have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the design and layout of the sports facilities shall comply with the relevant industry Technical Design Guidance, published by the National Governing Body for Football. The natural turf pitches, artificial grass pitch and changing rooms shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Unitary Development Plan Policies REC1, RE1 and the National Planning Policy Framework paragraph 74.

8. Within 6 months of the first occupation of the development for the use hereby approved, a full 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 and sustainability, having regard to the National Planning Policy Framework.

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 first use of the development, 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 development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

11. No part of the development shall be commenced until a scheme of works showing access improvements from Leasowe Road to allow for two-way traffic has been submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed prior to the use of the access unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy RE13 of the Wirral Unitary Development Plan.

12. The development shall not be commenced until a detailed scheme of highway improvement works for the provision of traffic signs stating no U-turn and the junction of Leasowe Road and Heyes Drive and at the junction of Leasowe Road and Cross Lane together with a programme for the completion of the works has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the required highway improvement works have been constructed in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy RE13 of the Wirral Unitary Development Plan.

13. No development shall commence until a scheme which sets out management arrangements for the use of the car parking and changing facilities to serve the community pitches in the west of the application site has been submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England). The car parking and changing provision shall thereafter be managed in accordance with the approved scheme

Reason: To ensure the proposed community pitches are served by ancillary provision and are fit for use in accordance with the NPPF and UDP Policies REC1 and RE13.

Further Notes for Committee:

1. In order to comply with Condition 12, the applicant is advised that it will be necessary to obtain a Traffic Regulation Order and is advised to contact the Council's Traffic and Transportation Department.
2. This proposal does not include any provision of floodlighting and the applicant is advised that separate planning permission will be required. The separate planning application for any floodlighting shall include details of the areas of illumination and fittings. The details shall confirm that the installation and operation of the lighting will comply with the Institution of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light (GN01:2011)'.

Last Comments By: 03/06/2014 17:28:44
Expiry Date: 06/06/2014

WIRRAL COUNCIL

PLANNING COMMITTEE

23 JULY 2014

SUBJECT:	NOT EXPEDIENT FOR ENFORCEMENT ACTION AGAINST MATERIAL ALTERATION TO THE APPEARANCE OF AN EXISTING BARN
WARD/S AFFECTED:	PENSBY & THINGWALL
REPORT OF:	KEVIN ADDERLEY
RESPONSIBLE PORTFOLIO HOLDER:	N/A
KEY DECISION	NO

1.0 EXECUTIVE SUMMARY

- 1.1 To advise Planning Committee of a breach of planning control comprising of the material alteration of the external appearance of a barn and to seek a resolution not to take enforcement action.

2.0 RECOMMENDATION/S

- 2.1 It is not considered expedient to take enforcement action in this instance.

3.0 REASON/S FOR RECOMMENDATION/S

- 3.1 The development that has taken place is the re-cladding of an existing barn located within the Green Belt, the structure itself has not been extended and the cladding improves the external appearance and preserves the established openness of the green belt.
- 3.2 Having regards to Policy GB2 the development is deemed appropriate as the building is used as part of the established agricultural holding of Top House Farm.
- 3.3 Policy GB2 states; 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 agriculture and forestry.

4.0 BACKGROUND AND KEY ISSUES

- 4.1 A site visit was undertaken on 19th November 2013, colour photographs on file show the barn as partially re-clad with the metal sheet cladding extended from the eaves of the barn to the ground.

- 4.2 On 19th November 2013 a letter was sent to the owner/occupier requesting a planning application.
- 4.3 The owner Mr O Grady contacted the Council to explain that the barn had not been extended but re-clad, photographs showing the original barn as previously clad were not forthcoming.
- 4.4 A photograph from an internet search engine, shows the extent of the cladding on the barn prior to the current external finish, it is clear that the cladding has been extended downwards on the majority of the original barn and that the roof has been replaced.
- 4.5 The Council telephoned Mr O Grady on 29th November to request a planning application for the external alterations to the barn as the additions constitute a material alteration to the appearance of the barn. Mr O Grady contacted the Council and stated that he would send in photographs of the barn showing the extended cladding as an existing feature, the photographs were not forthcoming.
- 4.6 No planning application has been submitted to date; it is considered that the extended cladding of the barn would be supported under the Councils current Green Belt policy GB2, and it is therefore not expedient to take enforcement action for the removal of the cladding.

5.0 RELEVANT RISKS

- 5.1 No risks identified.

6.0 OTHER OPTIONS CONSIDERED

- 6.1 The submission of a planning application was not forthcoming; in this instance enforcement action is not considered expedient.

7.0 CONSULTATION

- 7.1 None undertaken

8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 8.1 Not applicable.

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

- 9.1 Not applicable.

10.0 LEGAL IMPLICATIONS

- 10.1 Not applicable.

11.0 EQUALITIES IMPLICATIONS

- 11.1 Not applicable.

11.2 Equality Impact Assessment (EIA)

(a) Is an EIA required?

No

12.0 CARBON REDUCTION IMPLICATIONS

12.1 Not applicable.

13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

13.1 Not applicable.

REPORT AUTHOR:

Alexandra McDougall

Planning Officer

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Council Meeting	Date

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**Planning Applications Decided Under
Delegated Powers Between
06/06/2014 and 13/07/2014**

Application No.: APP/13/01308 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 06/06/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Condy & Lofthouse Ltd
Location: 104 PENSBY ROAD, HESWALL, CH60 7RF
Proposal: Demolition of existing dwelling house and erection of a 'supported living' (Use class C2) apartment building including 18no apartments, communal lounge, staff facilities and other related amenity facilities together with creation of associated semi-private and private amenity space/ landscaping and the formation of a new vehicular side access (Amended description).

Application No.: APP/13/01431 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 19/06/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: **Agent:**
Location: EAST STREET, SEACOMBE, CH41 1BY
Proposal: The fabrication of 11,300 cubic metres of standalone bulk liquid storage in 6 mild steel tanks. The tanks will be located in a concrete bund which will provide containment to 25% of the aggregate volume. There will be new pipework to each tank designed to suit the import and export of product both by road and sea. The facility will be serviced by two new docklines running to East Float. The tanks will be used for general non-hazardous bulk liquid storage. This build is in addition, and complementary, to the existing storage on site; there is no change of use.

Application No.: APP/14/00187/ENQ **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 20/06/2014 **Decision:** Permitted development
Case Officer: Mrs MA Jackson
Applicant: Mr & Mrs Richardson **Agent:** The Kenefick Jones Partnership
Location: 28 SHERWOOD AVENUE, IRBY, CH61 4XB
Proposal: Loft conversion & erection of a single storey extension.

Application No.: OUT/14/00190 **Application Type:** Outline Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 20/06/2014 **Decision:** Approve
Case Officer: Mrs C Parker
Applicant: Mr G Swaby **Agent:**
Location: Land Adjacent to 36 Ludlow Grove, Bromborough, Wirral, CH62 2DL
Proposal: Outline planning application for a single dwelling, some matters reserved

Application No.:	XX/14/00215/NOAP	Application Type:	Not An Application
Ward:		Decision Level:	Delegated
Decision Date:	01/07/2014	Decision:	Approve
Case Officer:			
Applicant:	Mrs Anne Shepherd	Agent:	Mr Mark Loughran
Location:	2 Groveside Cottage, Willaston Road, Thornton Hough, Wirral, CH63 4JG		
Proposal:	Non material Amendment		
Application No.:	APP/14/00227	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	25/06/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr P Cullen	Agent:	Andrew Design Service
Location:	West End, SEA VIEW, HOYLAK, CH47 2DD		
Proposal:	Alterations and extension to dwelling. Proposed single-storey rear extension and porch extension. Raise height of roof, alter hip to gable, and incorporate front and rear dormer windows. External alterations including boundary wall. Amended description.		
Application No.:	OUT/14/00284	Application Type:	Outline Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	13/06/2014	Decision:	Approve
Case Officer:	Mrs C Parker		
Applicant:	Mr A Tomenson	Agent:	SHACK Architecture Ltd
Location:	42 SPARKS LANE, THINGWALL, CH61 7XG		
Proposal:	Outline application for the erection of a single detached dwelling house utilising existing vehicular access, including new vehicular access for existing house, re submission of OUT/13/00529		
Application No.:	ADV/14/00311	Application Type:	Advertisement Consent
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	07/07/2014	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Insignia Sign Services
Location:	182A TELEGRAPH ROAD, HESWALL, CH60 0AJ		
Proposal:	Erection of a internally illuminated fascia sign and a non illuminated projecting sign.		
Application No.:	APP/14/00324	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	10/06/2014	Decision:	Withdrawn
Case Officer:	Mrs J Malpas		
Applicant:	Mr F Gallagher	Agent:	Ms L Hayes
Location:	3 MORTIMER STREET, BIRKENHEAD		
Proposal:	Change of use of existing offices to Guest House. Conversion of existing rooms into guest accommodation including the installation of en-suite bathrooms and kitchen facilities.		

Application No.: LBC/14/00325 **Application Type:** Listed Building Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 10/06/2014 **Decision:** Withdrawn
Case Officer: Mrs J Malpas
Applicant: Mr F Gallagher **Agent:** Ms L Hayes
Location: 3 MORTIMER STREET, BIRKENHEAD
Proposal: Conversion of existing rooms into guest accommodation including internal alterations of en-suite bathrooms and kitchen facilities.

Application No.: APP/14/00374 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 13/06/2014 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: Mr J Bowes **Agent:**
Location: 44 GAYTON PARKWAY, GAYTON, CH60 3ST
Proposal: Demolition of detached garage and erection of a two-storey, detached 3 bed house.

Application No.: APP/14/00377 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 09/06/2014 **Decision:** Refuse
Case Officer: Mrs S Lacey
Applicant: Ms O'Neill **Agent:**
Location: 98 UPTON ROAD, CLAUGHTON, CH41 0DH
Proposal: It is proposed to divide the land to the rear of the existing property, and build a detached building accessed from Speedwell Road. The proposed building will have 2 flats within.

Application No.: APP/14/00383 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 10/06/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr J Rymer **Agent:** KKA Architecture
Location: Treetops, CHURCH ROAD, THORNTON HOUGH, CH63 1JN
Proposal: Erection of a dwelling and garage.

Application No.: APP/14/00401 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 20/06/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Garry Usherwood Associates Limited
Location: 50 GRANGE ROAD, WEST KIRBY, CH48 4EF
Proposal: Proposed change of use of part of first-floor to coffee shop (Use Class A3), first-floor bi-fold doors, balcony and staircase to south elevation and external alterations

Application No.: APP/14/00461 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 04/07/2014 **Decision:** Refuse
Case Officer: Mrs MA Jackson
Applicant: Mr J Motlagh **Agent:**
Location: 1 BRACKLEY CLOSE, LISCARD, CH44 3EJ
Proposal: Garage extension connecting to rear of house to use as extra storage, consisting of two cavity walls and a flat roof, single storey high

Application No.: APP/14/00465 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 26/06/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Ms Sandra Stuart **Agent:**
Location: Mingladoon, 66 BIRKENHEAD ROAD, MEOLS, CH47 0LA
Proposal: Erection of a side conservatory

Application No.: APP/14/00473 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 10/06/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr & Mrs Sidoli **Agent:** Architects-Direct.com
Location: Brackenwood, 34 TOWER ROAD NORTH, HESWALL, CH60 6RS
Proposal: Remove existing conservatory & erect a single storey rear extension & roof extension to form additional space to bedroom

Application No.: APP/14/00478 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 09/07/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: **Agent:** KDP Architects
Location: 35 & 36 HAMILTON SQUARE, BIRKENHEAD
Proposal: Proposed change of use from office building to 15 No. residential apartments

Application No.: LBC/14/00479 **Application Type:** Listed Building Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 09/07/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: **Agent:** KDP Architects
Location: 35 & 36 HAMILTON SQUARE, BIRKENHEAD
Proposal: Proposed change of use from office building to 15 No. residential apartments

Application No.: APP/14/00483 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 18/06/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** SODA Design
Location: The Bromborough, 2 Bromborough Village Road, Wirral, CH62 7ES
Proposal: Childrens plays equipment located to the south west of the public house

Application No.: APP/14/00484 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 11/06/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Spring Architects Ltd
Location: The Cleveland, 1 CLEVELAND STREET, BIRKENHEAD, CH41 6ND
Proposal: Change of use of existing pub to offices at ground floor, a HMO at first and second floors and associated works.

Application No.: ADV/14/00487 **Application Type:** Advertisement Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 11/06/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Greens the Signmakers Limited
Location: 7 WELTON ROAD, BROMBOROUGH, CH62 3PN
Proposal: 2 no. aluminium non illuminated panels to side features

Application No.: APP/14/00489 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 27/06/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr D Bleasdale **Agent:** Mr S Griffiths
Location: Land at Corner of King Street and Church Street, KING STREET, EGREMONT, CH44 8HF
Proposal: Erection of 2 semi-detached bungalows

Application No.: APP/14/00490 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 06/06/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr A Large **Agent:** C W Jones
Location: 128A MILNER ROAD, BARNSTON, CH60 5SB
Proposal: Erection of a single storey front extension.

Application No.:	APP/14/00494	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	11/06/2014	Decision:	Refuse
Case Officer:	Mrs S Williams		
Applicant:	Miss A Singh	Agent:	
Location:	Dhigpal Nives, 27 ELEANOR ROAD, BIDSTON, CH43 7QN		
Proposal:	Erection of a part single, part two storey extension.		
Application No.:	APP/14/00495	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	13/06/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr S Collister	Agent:	CCM Design & Build
Location:	Prenton Day Centre, 227 PRENTON HALL ROAD, PRENTON, CH43 3AG		
Proposal:	Conversion of existing building to 4 self contained flats.		
Application No.:	APP/14/00496	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	19/06/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Jane Holmes	Agent:	Architects-Direct.com
Location:	Thorsland, 37 GRANGE CROSS LANE, NEWTON, CH48 8BJ		
Proposal:	Erection of a two storey side & single story rear extension		
Application No.:	APP/14/00497	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	17/06/2014	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mr & Mrs JANANI	Agent:	Bryson McHugh Architects
Location:	12 VANDERBYL AVENUE, BROMBOROUGH, CH62 2AP		
Proposal:	Elevational alterations and erection of new pitched roof over rear elevation		
Application No.:	APP/14/00498	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	11/06/2014	Decision:	Refuse
Case Officer:	Mrs J McMahon		
Applicant:	Mrs Storr	Agent:	SUMMIT CONSERVATORY DESIGN LTD
Location:	1 New Hall Cottages, CHESTER HIGH ROAD, THORNTON HOUGH, CH64 3TE		
Proposal:	New conservatory to rear of property		

Application No.: ADV/14/00499 **Application Type:** Advertisement Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 19/06/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Terra Architectural Limited
Location: 25c WELTON ROAD, BROMBOROUGH, CH62 3PN
Proposal: Installation of 1 x illuminated Fascia Sign in Red H&M logo 1 x Projecting illuminated Sign in Red H&M Logo

Application No.: APP/14/00501 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 11/06/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** IMD & Associates
Location: The Montgomery, 47 STANLEY LANE, EASTHAM, CH62 0AG
Proposal: Variation of the condition attached to approval APP/13/01552 to allow external seating area opening hours until 22:30.

Application No.: APP/14/00503 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 09/06/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr M Kerrigan **Agent:**
Location: 10 GROSVENOR PLACE, CLAUGHTON, CH43 1UA
Proposal: Erection of a ground floor rear extension and ground and first floor side extension

Application No.: APP/14/00504 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 11/06/2014 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mr C Ellis **Agent:** WIRRAL PLANNING ADVICE & APPEALS SERVICE
Location: Greenheys Nursery, 41 THURSTASTON ROAD, IRBY, CH61 0HF
Proposal: Erection of a replacement dwelling

Application No.: APP/14/00506 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 11/06/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mrs P Faragher **Agent:** Garry Usherwood Associates Limited
Location: Holly Tree House, COLUMN ROAD, NEWTON, CH48 1LG
Proposal: Change of use from Holiday Let to Dwelling C3 use including a single storey extension to the rear

Application No.: ADV/14/00507 **Application Type:** Advertisement Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 24/06/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** NBDA Architects
Location: Odeon Cinema Complex, 47 WELTON ROAD, BROMBOROUGH
Proposal: New signage for the existing Odeon Cinema consisting of 2 No. Internally Illuminated Odeon signs, 1 No. Non Illuminated 'Fanatical About Film' Sign & 3 No. Internally Illuminated Double Poster Boxes

Application No.: APP/14/00511 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 11/06/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Miss J Fleetwood **Agent:**
Location: 2 VILLAGE CLOSE, WALLASEY VILLAGE, CH45 3PB
Proposal: Single storey rear and side extension, demolition of rear garden store

Application No.: APP/14/00514 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 11/06/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr & Mrs Hignett **Agent:** The Kenefick Jones Partnership Ltd
Location: 14 DORSET DRIVE, PENSBY, CH61 8SX
Proposal: Detached Garage

Application No.: APP/14/00515 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 11/06/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Paul Lea **Agent:** LHGProjects
Location: Kirby Cottage, WARWICK DRIVE, WEST KIRBY, CH48 2HT
Proposal: Erection of a two storey rear extension with balcony

Application No.: APP/14/00516 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 25/06/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** SHACK Architecture Ltd
Location: High Hedges, 18 SEVEN ACRES LANE, THINGWALL, CH61 7XY
Proposal: Demolition of existing bungalow and construction of a pair of semi-detached properties, 1 no. detached property and associated external works.

Application No.:	APP/14/00517	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	17/06/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Neil Jones	Agent:	Bryson McHugh Architects
Location:	Newlyn, 12 HAWTHORNE DRIVE, NEWTON, CH48 9XJ		
Proposal:	Erection of a two storey rear extension to include a first floor roof terrace		
Application No.:	APP/14/00521	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	23/06/2014	Decision:	Withdrawn
Case Officer:	Mr K Spilsbury		
Applicant:	Mr J Grewal	Agent:	C W Jones
Location:	Underhill, 14 HILL TOP LANE, GAYTON, CH60 2TT		
Proposal:	Erection of a two storey side/front extension and a replacement front porch		
Application No.:	APP/14/00522	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	26/06/2014	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr M Doherty	Agent:	
Location:	Lock Up Garages (6), WHITFIELD STREET, TRANMERE		
Proposal:	Demolition of existing garages and erection of 3no townhouses		
Application No.:	DPP3/14/00523	Application Type:	Work for Council by Council
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	18/06/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	WIRRAL COUNCIL
Location:	West Kirby Library, West Kirby Concourse, GRANGE ROAD, WEST KIRBY, CH48 4HX		
Proposal:	Library area extended at ground floor under covered area. New floor and windows		
Application No.:	APP/14/00525	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	01/07/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	mchugh stoppard architecture
Location:	Charnwood Residential Home, 68 BIDSTON ROAD, OXTON, CH43 6UW		
Proposal:	Proposed conversion and alteration of existing C2 Use Residential Care Home to provide 4 No. 2-bedroom apartments		

Application No.:	ADV/14/00526	Application Type:	Advertisement Consent
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	13/06/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Martin Revans	Agent:	
Location:	Seabank Medical Centre, 213-215 SEABANK ROAD, NEW BRIGHTON, CH45 1HE		
Proposal:	Installation of advertisement signs		
Application No.:	APP/14/00527	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	13/06/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Martin Revans	Agent:	
Location:	Seabank Medical Centre, 213-215 SEABANK ROAD, NEW BRIGHTON, CH45 1HE		
Proposal:	Change of use to a combined beauty clinic, holistic centre and hair salon, installation of a new shop front and widen the existing disabled access ramp		
Application No.:	APP/14/00528	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	19/06/2014	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:		Agent:	
Location:	3&3A DUDLEY ROAD, NEW BRIGHTON, CH45 9JP		
Proposal:	Change of use from residential dwelling to counselling and psychotherapy centre		
Application No.:	APP/14/00530	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	02/07/2014	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr Vin Chinaraja	Agent:	Snook Architects
Location:	St Bridgets Rectory, RECTORY ROAD, WEST KIRBY, CH48 7HL		
Proposal:	new detached garage and replacement porch - both built from sandstone [from the rectory site] with welsh slate roof. replacement of existing flat roof [on small lean to] with pitched slate roof		
Application No.:	APP/14/00532	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	19/06/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Thomas Molloy	Agent:	
Location:	55 CLAREMOUNT ROAD, LISCARD, CH45 6UA		
Proposal:	Proposed single storey rear extension with balcony serving the existing rear lounge		

Application No.: APP/14/00534 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 18/06/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: **Agent:** Pegasus Group
Location: Total Services, KINGS ROAD, HIGHER BEBINGTON, CH63 8PZ
Proposal: Remove Condition 1 of planning permission APP/13/00595 to allow opening hours of 06:00 - midnight

Application No.: OUT/14/00535 **Application Type:** Outline Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 20/06/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Mike Piper **Agent:**
Location: 48 MILLHOUSE LANE, MORETON, CH46 6HN
Proposal: Application for outline planning permission for 3 bedroom detached bungalow with integral garage.

Application No.: APP/14/00536 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 20/06/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: **Agent:**
Location: 255A POULTON ROAD, POULTON, CH44 4BT
Proposal: Change of use from residential to business use at first floor level.

Application No.: OUT/14/00538 **Application Type:** Outline Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 08/07/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr D Antonia **Agent:** Edward Landor Associates
Location: Land adjacent to Rivermead, STRATHEARN ROAD, GAYTON, CH60 8PT
Proposal: Outline planning permission (to include access and scale), For the construction of 4 no. Dwellings with garages (amended application)

Application No.: APP/14/00539 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 18/06/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr Chris Henderson **Agent:**
Location: 21 PRINCES AVENUE, EASTHAM, CH62 8BL
Proposal: Proposed rear single storey extension and two storey side extension

Application No.: APP/14/00541 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 18/06/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr & Mrs Morgans **Agent:** S N Amery Architectural Services
Location: 5 NORBURY CLOSE, HIGHER BEBINGTON, CH63 2HL
Proposal: Demolition of garage and construction of a single storey side and rear extension

Application No.: APP/14/00543 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 01/07/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mrs A Hackett **Agent:** Mr John Theobald
Location: 81 PRINCES BOULEVARD, HIGHER BEBINGTON, CH63 5LL
Proposal: Proposed side and rear single storey extension

Application No.: APP/14/00544 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 11/06/2014 **Decision:** Withdrawn
Case Officer: Mrs J McMahon
Applicant: Mrs Sue Charlesworth **Agent:** Mr John Theobald
Location: Sandy Mount, 8 BROAD LANE, HESWALL, CH60 9LE
Proposal: Erection of a single storey front porch extension

Application No.: OUT/14/00546 **Application Type:** Outline Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 23/06/2014 **Decision:** Refuse
Case Officer: Mrs C Parker
Applicant: Mr A Horrocks **Agent:** SHACK Architecture ltd
Location: Hatton Rock, 1 ROCK AVENUE, HESWALL, CH60 7TD
Proposal: Outline application for a new detached dwelling on land adjacent to 1 Rock Avenue, Heswall

Application No.: APP/14/00549 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 03/07/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Gravitas Commercial
Location: 11 Coronation Buildings, WALLASEY ROAD, LISCARD, CH45 4NE
Proposal: Change of use to a hot-food-take-away (Use Class A5) whilst retaining existing cafe use (Use Class A3)

Application No.:	APP/14/00550	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	20/06/2014	Decision:	Refuse
Case Officer:	Mr S Lacey		
Applicant:		Agent:	
Location:	Unit 11, Gateway Business Park, OLD HALL ROAD, BROMBOROUGH, CH62 3NX		
Proposal:	Retention of 2 banner adverts on the rear and side elevations of the building.		
Application No.:	RESX/14/00551	Application Type:	Prior Approval Householder PD
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	06/06/2014	Decision:	Prior approval is not required
Case Officer:	Miss J Wood		
Applicant:	Mr Robert Wellman	Agent:	Cliff Elliot
Location:	97 PARKSIDE ROAD, BEBINGTON, CH63 7NW		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.00m for which the maximum height would be 3.85m and for which the height of the eaves would be 2.55m		
Application No.:	LBC/14/00552	Application Type:	Listed Building Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	08/07/2014	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr P J Doherty	Agent:	DevaPlan LTD
Location:	20 HAMILTON SQUARE, BIRKENHEAD		
Proposal:	Various alterations in connection with refurbishment of offices on basement, ground, first and second floors. Refurbishment of the top floor and conversion into one self contained flat.		
Application No.:	APP/14/00554	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	20/06/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Ian Money penny	Agent:	C W Jones
Location:	107 ENNISDALE DRIVE, NEWTON, CH48 9UG		
Proposal:	Single storey rear extension, raised rear patio		
Application No.:	APP/14/00556	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	01/07/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Blair	Agent:	Andy Foster Architects
Location:	Grass Hey, 50 CALDY ROAD, WEST KIRBY, CH48 2HQ		
Proposal:	Proposed single storey rear and side extension, a first floor rear extension including a new rear gable and a loft conversion		

Application No.: APP/14/00557 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 20/06/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Jackson **Agent:**
Location: 19 ENNISDALE DRIVE, NEWTON, CH48 9UE
Proposal: Erection of a two-storey side extension, single storey rear extension with balcony above.
(Resubmission of APP/13/01251)

Application No.: APP/14/00559 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 26/06/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Wylie **Agent:** Gilmore Developments Limited
Location: 41 WARREN DRIVE, NEW BRIGHTON, CH45 0JW
Proposal: Construction of single storey attached garage to side of dwelling

Application No.: APP/14/00561 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 20/06/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr & Mrs Marley **Agent:** DnA Group
Location: 29 LOOMSWAY, IRBY, CH61 4UD
Proposal: Erection of a two-storey side part single storey rear extension and rear dormer

Application No.: APP/14/00564 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 17/06/2014 **Decision:** Approve
Case Officer: Mr M Parry-Davies
Applicant: Mr Hennessy **Agent:** Neil Collins Homes Architects
Location: The Chase, NOCTORUM ROAD, NOCTORUM, CH43 9UQ
Proposal: Proposed New Dwelling on land to the rear of The Chase with associated landscaping and retrospective consent for a new access drive which has been partially implemented

Application No.: RESX/14/00565 **Application Type:** Prior Approval Householder PD
Ward: Upton **Decision Level:** Delegated
Decision Date: 11/06/2014 **Decision:** Prior Approval Given
Case Officer: Mrs S Williams
Applicant: Mr D Collingwood **Agent:**
Location: Strathspey, 25 Rake Lane, Upton, Wirral CH49 0UT
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 7m for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No.:	APP/14/00566	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	18/06/2014	Decision:	Refuse
Case Officer:	Miss J Wood		
Applicant:	Mr & Mrs B Marshall	Agent:	
Location:	194 TOWN LANE, HIGHER BEBINGTON, CH63 8LG		
Proposal:	Erection of rear dormer, alterations to convert roofspace into habitable accommodation.		
Application No.:	APP/14/00568	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	26/06/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr John Roberts	Agent:	AIW Design Services
Location:	30 GRANGE FARM CRESCENT, NEWTON, CH48 9YB		
Proposal:	Erection of a single storey garage and porch		
Application No.:	APP/14/00569	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	25/06/2014	Decision:	Approve
Case Officer:	Mrs C Parker		
Applicant:	Mr H	Agent:	CADStation Ltd
Location:	St Winifreds Church Of Wales, WESTBOURNE ROAD, BIRKENHEAD		
Proposal:	Change of use - Church to 2no. residential dwellings		
Application No.:	APP/14/00570	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	20/06/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs Sands	Agent:	
Location:	14 BEACON LANE, HESWALL, CH60 0DD		
Proposal:	New enclosed porch to front elevation of property		
Application No.:	APP/14/00572	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	03/07/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Gill	Agent:	
Location:	123 SEAVIEW ROAD, LISCARD, CH45 4NZ		
Proposal:	Formation of a vehicle crossing		

Application No.: APP/14/00574 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 26/06/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** TRIANGLE ARCHITECTS LTD
Location: Reay Court, 86 BOROUGH ROAD, SEACOMBE, CH44 6NQ
Proposal: Proposed erection an electric scooter/buggy store with associated landscaping works.

Application No.: APP/14/00575 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 20/06/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** GVA
Location: Natwest Bank, 93 GREENDALE ROAD, PORT SUNLIGHT, CH62 4XE
Proposal: Installation of an air conditioning system, for the ground floor of the NatWest bank, comprising of one external condenser unit connecting to six internal units, including connecting refrigeration pipes and cables.

Application No.: LBC/14/00576 **Application Type:** Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 24/06/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** GVA
Location: Natwest Bank, 93 GREENDALE ROAD, PORT SUNLIGHT, CH62 4XE
Proposal: Installation of an air conditioning system, for the ground floor of the NatWest bank, comprising of one external condenser unit connecting to six internal units, including connecting refrigeration pipes and cables.

Application No.: APP/14/00577 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 26/06/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr Craig Watson **Agent:** Mr John Theobald
Location: 17 SPITAL ROAD, BEBINGTON, CH63 9JA
Proposal: Single storey extension to gables for kitchen, utility and lounge.

Application No.: APP/14/00578 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 26/06/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mrs Carole Lysaght **Agent:** Cliff Elliot
Location: 4 FOXCOVER ROAD, BARNSTON, CH60 1YB
Proposal: Proposed front porch, mainly glazed with a flat felt finish roof

Application No.: RESX/14/00579 **Application Type:** Prior Approval Householder PD
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 17/06/2014 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr A White **Agent:**
Location: 2 THE STACKFIELD, NEWTON, CH48 9XS
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.275m for which the maximum height would be 3.7m and for which the height of the eaves would be 3.104m

Application No.: APP/14/00580 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 27/06/2014 **Decision:** Refuse
Case Officer: Mrs S Lacey
Applicant: Mr Scott Ward **Agent:** D J Cooke & Company
Location: 68 SEAVIEW ROAD, LISCARD, CH45 4LB
Proposal: Change of use from vacant shop to self contained flat and external alterations and site works

Application No.: APP/14/00581 **Application Type:** Full Planning Permission
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 26/06/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Garry Usherwood Associates Limited
Location: 71 BEBINGTON ROAD, ROCK FERRY, CH42 4PX
Proposal: Residential new build bungalow

Application No.: APP/14/00585 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 03/07/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Dr A Radford **Agent:** Architects-Direct.com
Location: 8 DEE PARK ROAD, GAYTON, CH60 3RQ
Proposal: Erection of single storey rear extension & replace existing flat roof with pitched roof

Application No.: APP/14/00586 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 01/07/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr N Wallace-Jones **Agent:** Collins Architecture
Location: 2 BROTHERTON CLOSE, BROMBOROUGH, CH62 7AR
Proposal: Single storey rear extension to existing dwelling

Application No.: APP/14/00589 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 13/06/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Lee Radcliffe **Agent:** SHACK Architecture Ltd
Location: 28 BRACKENSIDE, HESWALL, CH60 7RX
Proposal: Side and rear extension to existing bungalow, including converting roof space to bedroom space

Application No.: APP/14/00592 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 26/06/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr David Gill **Agent:** SDA Architecture
Location: 6 BLEASDALE CLOSE, UPTON, CH49 6QL
Proposal: Erection of a two-storey side and rear extension

Application No.: RESX/14/00593 **Application Type:** Prior Approval Householder PD
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 06/06/2014 **Decision:** Prior approval is not required
Case Officer: Miss J Wood
Applicant: Mr John Mark Ferguson **Agent:**
Location: 68 GWENDOLINE CLOSE, THINGWALL, CH61 1DL
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.5m for which the maximum height would be 3.5m and for which the height of the eaves would be 2.3m

Application No.: RESX/14/00594 **Application Type:** Prior Approval Householder PD
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 11/06/2014 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr Joel Fregona **Agent:**
Location: 43 WINSTON DRIVE, NOCTORUM, CH43 9RU
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.2m and for which the height of the eaves would be 2.4m

Application No.: APP/14/00597 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 25/06/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** C W Jones
Location: Prenton Golf Club, GOLF LINKS ROAD, PRENTON, CH42 8LW
Proposal: Erection of external staircase to give access to balcony.

Application No.: APP/14/00598 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 01/07/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr David Evans **Agent:**
Location: 56 GORSEYVILLE ROAD, HIGHER BEBINGTON, CH63 2QQ
Proposal: Single storey extension to the rear and out to the side of 56 Gorseyville Road.

Application No.: APP/14/00600 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 02/07/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mrs K Walsh **Agent:**
Location: 373 PENSBY ROAD, PENSBY, CH61 9NF
Proposal: Retrospective Planning Permission for conservatory

Application No.: APP/14/00601 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 01/07/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Alex Greenwood **Agent:**
Location: 27 NEALE DRIVE, GREASBY, CH49 1SL
Proposal: Demolition of existing detached garage. Erection of a two storey side extension with integral garage.

Application No.: APP/14/00604 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 13/06/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Gaffney **Agent:** S N Amery Architectural Services
Location: 36 OLDFIELD WAY, HESWALL, CH60 6RH
Proposal: Patio and pergola with boundary fence/wall to front elevation, and new steps

Application No.: APP/14/00606 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 13/06/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Jim McBain **Agent:** Mr John Theobald
Location: 35 BOUNDARY LANE, GAYTON, CH60 5RP
Proposal: Erection of single storey front and side extension

Application No.: APP/14/00607 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 01/07/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr David Plant **Agent:** Edward Landor Associates
Location: Bergblick, COTTAGE DRIVE EAST, GAYTON, CH60 8NY
Proposal: Proposed replacement of dormer level with full storey and associated new roof.

Application No.: ADV/14/00608 **Application Type:** Advertisement Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 09/07/2014 **Decision:** Approve
Case Officer: Mr S Lacey
Applicant: **Agent:** CFM Consultants Ltd.
Location: UNIT RU3, CROFT RETAIL AND LEISURE PARK, WELTON ROAD, BROMBOROUGH, CH62 3PN
Proposal: Installation of 3 No. internally illuminated fascia signs.

Application No.: ADV/14/00609 **Application Type:** Advertisement Consent
Ward: Heswall **Decision Level:** Delegated
Decision Date: 01/07/2014 **Decision:** Refuse
Case Officer: Mr S Lacey
Applicant: **Agent:**
Location: Blockbuster Video, 25A PENSBY ROAD, HESWALL, CH60 7RA
Proposal: Retention of fascia sign across front elevation of the building.

Application No.: APP/14/00610 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 02/07/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Architects-Direct.com
Location: Grass Verge and Pavement between bowling green and Telegraph Road, Heswall, Wirral, CH60 0AF
Proposal: Proposed plinth and mosaic pavement

Application No.: APP/14/00611 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 07/07/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Alan Williamson **Agent:**
Location: 11 BACKFORD ROAD, IRBY, CH61 2XH
Proposal: Proposal to extend the first floor area to create additional headroom and balcony to front elevation

Application No.:	APP/14/00612	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	04/07/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Lee Price	Agent:	SDA Architecture
Location:	97 LISCARD ROAD, EGREMONT, CH44 9AE		
Proposal:	Conversion of existing ground floor shop into a 2 bedroom flat		
Application No.:	APP/14/00613	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	08/07/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr D Johnson	Agent:	
Location:	6 DINGWALL DRIVE, GREASBY, CH49 1SG		
Proposal:	Erection of a two-storey side extension part single storey rear		
Application No.:	APP/14/00616	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	02/07/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Lemanski	Agent:	
Location:	272 GREASBY ROAD, GREASBY, CH49 2PW		
Proposal:	Erection of a two-storey rear extension and single storey rear extension		
Application No.:	APP/14/00617	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	26/06/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:		Agent:	B.Y.A. Ltd Architects
Location:	The Manse, 2 MARYLAND LANE, MORETON, CH46 7TT		
Proposal:	Installation of a new pitched roof over existing flat roof		
Application No.:	APP/14/00619	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	08/07/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Mark Eagles	Agent:	
Location:	47 POULTON ROAD, SPITAL, CH63 9LD		
Proposal:	Two storey side and rear extension, removal of existing detached garage and rear conservatory with alterations to the front elevation (amended description).		

Application No.: RESX/14/00620 **Application Type:** Prior Approval Householder PD
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 10/06/2014 **Decision:** Prior approval is not required
Case Officer: Mrs S Lacey
Applicant: Miss G Williams **Agent:**
Location: 6 DAVENHAM AVENUE, OXTON, CH43 2LW
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.9m and for which the height of the eaves would be 2.6m

Application No.: RESX/14/00621 **Application Type:** Prior Approval Householder PD
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 17/06/2014 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr J Harbron **Agent:** Ultraseal
Location: 5 WEST ROAD, NOCTORUM, CH43 9RP
Proposal: Erection of a conservatory which would extend beyond the rear wall of the original house by 6.1m for which the maximum height would be 3.5m and for which the height of the eaves would be 2.5m

Application No.: APP/14/00625 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 01/07/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Sporje **Agent:** The Kenefick Jones Partnership Ltd
Location: 10 MEADWAY, HESWALL, CH60 8PH
Proposal: Two Storey Side & Rear Extension

Application No.: APP/14/00628 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 08/07/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr G Smith **Agent:** Bryson McHugh Architects
Location: Pensby Surgery, 349 PENSBY ROAD, PENSBY, CH61 9NL
Proposal: Change of use from doctors surgery (D1) to offices (B1)

Application No.: APP/14/00630 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 01/07/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Danby **Agent:** The Kenefick Jones Partnership Ltd
Location: DORNEY COTTAGE, 4 WITTERING LANE, HESWALL, CH60 9JL
Proposal: Two Storey Rear Extension

Application No.: APP/14/00632 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 07/07/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr Peter Howard **Agent:** C W Jones
Location: 40 DONNE AVENUE, SPITAL, CH63 9YH
Proposal: First floor front extension

Application No.: APP/14/00633 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 07/07/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr Jonathan O'Grady **Agent:** C W Jones
Location: Station House, STATION ROAD, STORETON, CH61 1DG
Proposal: Use of part of flat roof as balcony including erection of screen and balustrade.

Application No.: APP/14/00634 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 02/07/2014 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Mr T Kirwan **Agent:** C W Jones
Location: 19 DOWNHAM ROAD SOUTH, HESWALL, CH60 5RG
Proposal: Single storey rear extension. (Amendment to previous application 14/00349)

Application No.: APP/14/00635 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 11/07/2014 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Mr & Mrs McHugh **Agent:** Neil Braithwaite Architect
Location: Fairways, CHESTER ROAD, GAYTON, CH60 3RZ
Proposal: Side extension at first floor

Application No.: APP/14/00636 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 02/07/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr M King **Agent:** Bryson McHugh Architects
Location: 15 MOUNT ROAD, HIGHER BEBINGTON, CH63 5QA
Proposal: Raised external decking to the rear of the dwelling. (Amended Description)

Application No.:	APP/14/00638	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	08/07/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs N Davies	Agent:	Neville Pickard
Location:	47 Langdale Road Bebington, Wirral, CH63 3AN		
Proposal:	Single storey rear extension		
Application No.:	APP/14/00639	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	02/07/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr C Lawler	Agent:	Philip Barton MCD BA(Hons) MRTPI
Location:	Argyle Industrial Estate, 86 APPIN ROAD, TRANMERE, CH41 9HH		
Proposal:	Change of use from industrial (Use Class B2) to flexible use of B2 and D2 (leisure)		
Application No.:	APP/14/00640	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	02/07/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr A Penketh	Agent:	Mr Neville Pickard
Location:	Woodlands, 9 QUARRY ROAD EAST, HESWALL, CH61 6XD		
Proposal:	Side extension to conservatory, front canopy porch extension and new chimney stack to side elevation.		
Application No.:	APP/14/00641	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	08/07/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	Garry Usherwood Associates Limited
Location:	50 GRANGE ROAD, WEST KIRBY, CH48 4EF		
Proposal:	Conversion of courtyard to atrium		
Application No.:	DPP3/14/00643	Application Type:	Work for Council by Council
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	02/07/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	Wirral Council
Location:	Mosslands School, MOSSLANDS DRIVE, WALLASEY VILLAGE, CH45 8PJ		
Proposal:	Proposal to replace existing low roof to school corridor with new roof construction at a raised height		

Application No.:	APP/14/00646	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	11/07/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Cooper	Agent:	The Kenefick Jones Partnership Ltd
Location:	2 BROOMLANDS, HESWALL, CH60 6TF		
Proposal:	Single Storey Side Extension		
Application No.:	APP/14/00650	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	04/07/2014	Decision:	Refuse
Case Officer:	Mrs S Day		
Applicant:	Mrs Claire Whiteley	Agent:	
Location:	4 RUDD STREET, HOYLAKE, CH47 2EA		
Proposal:	Proposed two storey rear extension		
Application No.:	APP/14/00651	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	04/07/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr George	Agent:	Mr Robert Owen
Location:	28 BROMSGROVE ROAD, GREASBY, CH49 2QN		
Proposal:	Single storey extension to rear (orangery)		
Application No.:	RESX/14/00652	Application Type:	Prior Approval Householder PD
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	18/06/2014	Decision:	Prior approval is not required
Case Officer:	Mrs S Day		
Applicant:	Mr Jim Holden	Agent:	Bryson McHugh Architects
Location:	16 BISPHAM DRIVE, MEOLS, CH47 9SF		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.415m for which the maximum height would be 3.55m and for which the height of the eaves would be 2.5m		
Application No.:	APP/14/00653	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	11/07/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mrs Janet Harding	Agent:	Mr John Kelly
Location:	8 EDGEWOOD DRIVE, EASTHAM, CH62 6DP		
Proposal:	Demolition of existing single storey garage and construction of a 2 storey side extension and part single storey rear extension to the dining room		

Application No.: APP/14/00654 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 08/07/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Jim Holden **Agent:** Bryson McHugh Architects
Location: 16 BISPHAM DRIVE, MEOLS, CH47 9SF
Proposal: Erection of Single Storey Side and Rear extension

Application No.: APP/14/00656 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 08/07/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Innes **Agent:** Andy Foster Architects
Location: Cherry Trees, 38 FARR HALL DRIVE, HESWALL, CH60 4SE
Proposal: Proposed partial demolition, extensions and internal alterations to existing dwelling

Application No.: APP/14/00659 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 11/07/2014 **Decision:** Approve
Case Officer: Mr M Parry-Davies
Applicant: Mr H Chahal **Agent:** Garry Usherwood Associates Limited
Location: The Chase, NOCTORUM ROAD, NOCTORUM, CH43 9UQ
Proposal: Erection of a single dwelling to the rear of the chase

Application No.: APP/14/00664 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 08/07/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Ms J Dalziel **Agent:** Mr D Johnstone
Location: 29 SHAWBURY AVENUE, HIGHER BEBINGTON, CH63 8LR
Proposal: Rear single storey extension

Application No.: ADV/14/00666 **Application Type:** Advertisement Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 11/07/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Integrated Developments Ltd
Location: Cheshire Finance Building Society, 4 ALLPORT LANE, BROMBOROUGH, CH62 7HP
Proposal: Replace existing fascia panel, finish acrylic for new illuminated branch design signage like for like with acrylic lettering and weather proof and anti-fade vinyl gradient. Replace existing projecting signage, finish acrylic for new illuminated Nationwide sign with acrylic panel and aluminium frame.
- Amended Address

Application No.: RESX/14/00667 **Application Type:** Prior Approval Householder PD
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 13/06/2014 **Decision:** Prior approval is not required
Case Officer: Mrs S Williams
Applicant: Mr Peter Holmes **Agent:**
Location: 6 TOWN MEADOW LANE, MORETON, CH46 7UG
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.95m for which the maximum height would be 2.95m and for which the height of the eaves would be 2.9m

Application No.: RESX/14/00670 **Application Type:** Prior Approval Householder PD
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 18/06/2014 **Decision:** Prior approval is not required
Case Officer: Mrs S Lacey
Applicant: Mr M Wright **Agent:**
Location: 63 GLEGGSIDE, NEWTON, CH48 6DY
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.000m for which the maximum height would be 3.603m and for which the height of the eaves would be 2.400m

Application No.: APP/14/00671 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 11/07/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Gerrard O'Donnell Ltd
Location: 6 MORPETH WHARF, BIRKENHEAD, CH41 1LF
Proposal: Erection of a single storey warehouse unit.

Application No.: RESX/14/00682 **Application Type:** Prior Approval Householder PD
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 07/07/2014 **Decision:** Prior approval is not required
Case Officer: Miss J Wood
Applicant: Mr&Mrs Dolphin **Agent:** Andy Foster Architects
Location: 8 TUDOR AVENUE, BEBINGTON, CH63 3EJ
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.9m for which the maximum height would be 3.2m and for which the height of the eaves would be 3.2m

Application No.: RESX/14/00720 **Application Type:** Prior Approval Householder PD
Ward: Liscard **Decision Level:** Delegated
Decision Date: 07/07/2014 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr & Mrs Connor **Agent:** Bryson McHugh Architects
Location: 14 PELHAM ROAD, LISCARD, CH44 3AD
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3.8m and for which the height of the eaves would be 2.7m

Application No.: RESX/14/00726 **Application Type:** Prior Approval Householder PD
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 07/07/2014 **Decision:** Prior approval is not required
Case Officer: Mrs S Day
Applicant: Mr Paul Langton **Agent:** Mr Keith Alderman
Location: 50 ARROWE AVENUE, MORETON, CH46 0RZ
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.6m for which the maximum height would be 3.9m and for which the height of the eaves would be 2.4m

Total Number of Applications Decided: 140

Summary of data

	Total Per
Approve	109
Permitted development	1
Prior Approval Given	1
Prior approval is not required	12
Refuse	13
Withdrawn	4
Report Total	140

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Planning Appeals Decided
Between 01/04/2014 and 30/06/2014

Allowed

Application No.: APP/13/00773	Application Type: APP	Ward: Oxtton
Case Officer: Mrs S Lacey	Council Decision: Refuse	Decision Level: Planning Committee
Applicant: Eden Homes Limited	Agent: Bryson McHugh Architects	
Location: 4 HOLM LANE, OXTON, CH43 2HP		
Proposal: Demolition of existing residential property, construction of a 2 storey children's nursery for 36 children with secure rear teaching area, parking for 10 spaces in forecourt		
Appeal Ref.: 2203427	Appeal Type: Appeal against refusal	
Appeal Decision: Allowed	Decision Date: 02/04/2014	

Application No.: APP/13/00677	Application Type: APP	Ward: Hoylake and Meols
Case Officer: Mr M Rushton	Council Decision: Refuse	Decision Level: Planning Committee
Applicant: Mr N G Cowley	Agent: MgMaStudio Ltd.	
Location: Land Adjacent to 16 LINGDALE ROAD, WEST KIRBY, CH48 5DQ		
Proposal: To sever the curtilage and erect 1no. detached dwelling together with associated works.		
Appeal Ref.: 2207191	Appeal Type: Appeal against refusal	
Appeal Decision: Allowed	Decision Date: 28/04/2014	

Application No.: CON/13/00841	Application Type: CON	Ward: West Kirby and Thurstaston
Case Officer: Mrs J Malpas	Council Decision: Refuse	Decision Level: Delegated
Applicant: Mr S Willson	Agent: Mr M Bathgate	
Location: Corbiere, THORSWAY, CALDY, CH48 2JJ		
Proposal: Demolition of existing house and erection of new dwelling within a similar footprint.		
Appeal Ref.: 2206160	Appeal Type: Appeal against refusal	
Appeal Decision: Allowed	Decision Date: 10/04/2014	

**Planning Appeals Decided
Between 01/04/2014 and 30/06/2014**

Application No.: APP/13/00842 **Application Type:** APP **Ward:** West Kirby and Thurstaston

Case Officer: Mrs J Malpas **Council Decision:** Refuse **Decision Level:** Planning Committee

Applicant: Mr S Willson **Agent:** BDS

Location: Corbiere, THORSWAY, CALDY, CH48 2JJ

Proposal: Demolition of existing house and erection of new dwelling within a similar footprint.

Appeal Ref.: 2206158 **Appeal Type:** Appeal against refusal

Appeal Decision: Allowed **Decision Date:** 10/04/2014

Application No.: APP/13/01116 **Application Type:** APP **Ward:** West Kirby and Thurstaston

Case Officer: Mrs S Lacey **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Dr Malcolm Brown **Agent:**

Location: 25 CARPENTERS LANE, WEST KIRBY, CH48 7EX

Proposal: Application for removal or variation of condition 4 following grant of planning permission APP/09/05522

Appeal Ref.: 2211853 **Appeal Type:** Appeal against condition(s)

Appeal Decision: Allowed **Decision Date:** 22/04/2014

Application No.: APP/13/01244 **Application Type:** APP **Ward:** Bebington

Case Officer: Mr N Williams **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Mr M Thorne **Agent:** John Theobald

Location: 11 HIGHCROFT GREEN, BEBINGTON, CH63 3JX

Proposal: Single storey side extension

Appeal Ref.: 2213156 **Appeal Type:** Appeal against refusal

Appeal Decision: Allowed **Decision Date:** 14/04/2014

**Planning Appeals Decided
Between 01/04/2014 and 30/06/2014**

Dismissed

Application No.: APP/13/00077 **Application Type:** APP **Ward:** Oxton

Case Officer: Mrs S Lacey **Council Decision:** Refuse **Decision Level:** Planning Committee

Applicant: Eden Homes Limited **Agent:** Bryson McHugh Architects

Location: 4 HOLM LANE, OXTON, CH43 2HP

Proposal: Demolition of existing residential property, construction of a 2 storey children's nursery for 45 children with secure rear teaching area, parking for 10 spaces in forecourt

Appeal Ref.: 2202254 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 03/04/2014

Application No.: OUT/13/00487 **Application Type:** OUT **Ward:** Moreton West and Saughall Massie

Case Officer: Mrs S Day **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Mr & Mrs Wilkinson **Agent:** The Kenefick Jones Partnership Ltd

Location: Land to the rear of 8-10 HILL GROVE, MORETON, CH46 0SA

Proposal: Proposed New Dwelling at Land to the rear of 8 - 10, Hill Grove, Moreton

Appeal Ref.: 2210469 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 14/04/2014

Application No.: ADV/13/00978 **Application Type:** ADV **Ward:** Hoylake and Meols

Case Officer: Mrs S Lacey **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Bradshaw Farnham & Lea **Agent:** Planview Planning Ltd

Location: Bradshaw Farnham and Lea, 18 THE CRESCENT, WEST KIRBY, CH48 4HN

Proposal: New shop signage

Appeal Ref.: 2210582 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 09/06/2014

**Planning Appeals Decided
Between 01/04/2014 and 30/06/2014**

Application No.: APP/13/01164 **Application Type:** APP **Ward:** Heswall

Case Officer: Mrs J Malpas **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Dr Javed **Agent:** ShepherdMyers

Location: The Bothy, GAYTON FARM ROAD, GAYTON, CH60 8NN

Proposal: First floor and side extension to form 1.5 storey dwelling

Appeal Ref.: 2212946 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 16/04/2014

Application No.: APP/13/01333 **Application Type:** APP **Ward:** Heswall

Case Officer: Mrs J McMahon **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Mr M Fitzpatrick **Agent:** Mr D Owen

Location: 71 DOWNHAM ROAD SOUTH, HESWALL, CH60 5SF

Proposal: Relocate an existing first floor window from the rear (west elevation) to the side (south elevation).

Appeal Ref.: 2213815 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 07/04/2014

Application No.: APP/13/00744 **Application Type:** APP **Ward:** Heswall

Case Officer: Mr K Spilsbury **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Hill Enterprises **Agent:** GVA Hotels and Leisure

Location: Deeside Caravan Park, 8A BROAD LANE, HESWALL, CH60 9LE

Proposal: Creation of an access road from Banks Road through the site to gain access to Deeside Caravan Park

Appeal Ref.: 2214379 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 20/06/2014

**Planning Appeals Decided
Between 01/04/2014 and 30/06/2014**

Application No.: APP/13/01251 **Application Type:** APP **Ward:** West Kirby and Thurstaston

Case Officer: Mrs S Williams **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Mr Lee Jackson **Agent:** Mrs Donna Barber

Location: 19 ENNISDALE DRIVE, NEWTON, CH48 9UE

Proposal: Erection of a two-storey side extension

Appeal Ref.: 2214497 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 16/04/2014

Application No.: APP/14/00001 **Application Type:** APP **Ward:** Bebington

Case Officer: Mrs C Parker **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Mr C Jones **Agent:** Philip Barton MCD BA(Hons) MRTPI

Location: 201 TEEHEY LANE, HIGHER BEBINGTON, CH63 2JE

Proposal: Change of use from amenity strip maintained at public expense to residential curtilage (garden land)

Appeal Ref.: 2215335 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 23/06/2014

Grand Total: 14

	Total
Allowed	6 42%
Dismissed	8 57%
Total	14 100%

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