

Planning Committee

31 October 2013

Reference:
APP/13/01139

Area Team:
South Team

Case Officer:
Mr M Davies

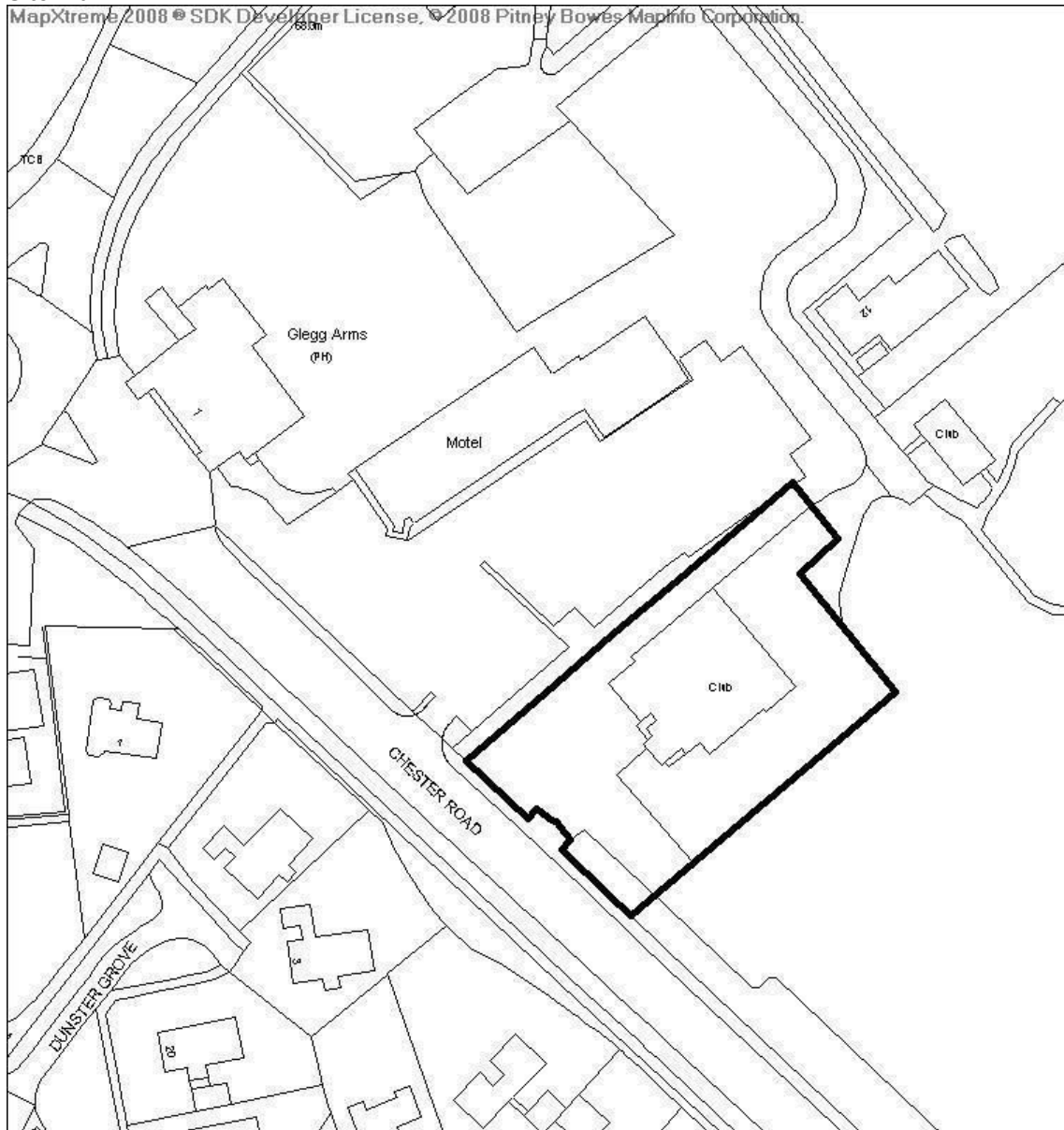
Ward:
Heswall

Location: Heswall Squash Racquets Club, BRIMSTAGE ROAD, BARNSTON, CH60 1XG

Proposal: Development of an extension to the existing building occupied by Heswall Squash Racquets Club, comprising New Sports hall, gym and changing facilities and cafe. Realignment of existing car park

Applicant: Heswall Squash Racquets Club
Agent : N/A

Site Plan:



Development Plan Designation:

Green Belt

Planning History:

- Location: Heswall Squash Racquets Club, BRIMSTAGE ROAD, BARNSTON, CH60
1XG
Application Type: Full Planning Permission
Proposal: Development of an extension to the existing building occupied by Heswall Squash racquets club comprising new sports hall gym and changing facilities, reception area and cafe. Realignment of existing car park.
Application No: APP/12/01105
Decision Date: 12/08/2013
Decision Type: Withdrawn
- Location: Heswall Squash Racquets Club, Brimstage Road, Barnston, Wirral, CH60
1XG
Application Type: Full Planning Permission
Proposal: Erection of a 17.5 metre high telecommunications monopole, 3 antennas, equipment cabin and meter cabinet within a 2.1 metre high fenced compound
Application No: APP/04/07922
Decision Date: 23/02/2005
Decision Type: Withdrawn
- Location: Heswall Squash Racquets Club, Brimstage Road, Barnston, Wirral, CH60
1XG
Application Type: Prior Approval of Telecommunications PD
Proposal: Erection of a 15 metre high timber clad monopole mast and equipment cabin.
Application No: ANT/02/05733
Decision Date: 17/05/2002
Decision Type: Refuse
- Location: Heswall Squash Racquets Club, Brimstage Road, Barnston, Wirral, L60 1XG
Application Type: Full Planning Permission
Proposal: Erection of a 20 metre slimline column and associated control cabin.
Application No: APP/98/06153
Decision Date: 22/10/1998
Decision Type: Withdrawn
- Location: Heswall A.F.C. & Heswall Squash Racquets Club, Brimstage Road,
Barnston. L60 1
Application Type: Full Planning Permission
Proposal: Erection of an external fire escape.
Application No: APP/91/06736
Decision Date: 11/11/1991
Decision Type: Approve
- Location: Heswall Squash Club, Chester Road ,Gayton,L60 3S
Application Type: Full Planning Permission
Proposal: Erection of 2 storey extension to existing squash club
Application No: APP/83/22757
Decision Date: 07/07/1983
Decision Type: Conditional Approval
- Location: Heswall Squash & Racquets Club, Chester Road,Heswall
Application Type: Full Planning Permission
Proposal: Extension of Female Changing Room at
Application No: APP/74/01203
Decision Date: 22/10/1974
Decision Type: Conditional Approval

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 29 letters of notification were sent to neighbouring properties. Three Site Notices were also posted at the following locations: (1) opposite the site on Chester Road and adjacent to the rear boundaries of properties in Parklands Drive; (2) on a street lamp between the Premier Inn and the application site on Chester Road and (3) at the junction to the access to the site with Brimstage Road (outside the Busy Nought To Fives Nursery). A Press Notice was also placed in the Wirral Globe giving additional publicity for this application. At the time of writing this report, one letter of representation has been received from 3 Dunster Grove objecting to the proposals on the following grounds:

1. considerable noise being generated by sporting activities;
2. new building will be much closer to the roadside (Chester Road) and consequently, this dwelling;
3. overlooking into property (especially from the viewing gallery proposed inside the new hub); and
4. the new building is not in keeping with the character of the area.

MERSEYSIDE CYCLING CAMPAIGN - would like to express their appreciation at the good standard of cycle parking provision that is proposed as part of this development.

CONSULTATIONS

SPORT ENGLAND - proposals seek to protect sporting facilities as a result of redevelopment, enhance existing facilities through improving their quality and to provide new facilities that are fit for purpose to meet demand. As such, it is considered that these proposals broadly align with their land use planning policies and therefore, would not wish to object to these proposals.

THE HESWALL SOCIETY - concerns raised about this development in the Green Belt, although the Society recognise the benefits that the extended club would offer. Should the application be approved then the Society would like to see additional landscaping (along Chester Road) and some mechanism for reducing/minimising light from the new windows in the evening (which the Society feels would otherwise add to the urbanisation of this stretch of road).

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is for development within the Green Belt where there is a general presumption against inappropriate development and such development will not be approved except in very special circumstances. To approve the proposed development would, therefore, be contrary to the provisions of the Development Plan and as such, under the provisions of the Scheme of Delegation for Determining Planning Applications is required to be considered by the Planning Committee.

INTRODUCTION

The applications seeks permission for a new multi-sports Sports Hub by means of an extension to the existing Heswall Squash Racquet Club. The extension would be located to the south-west of the existing building, sited between Chester Road and the existing building. The proposals also include some remodelling of the existing squash club building and together with the proposed new Sports Hub would provide for a new gym, new entrance foyer (to include a reception space, meeting place and small cafe) and the new hub will be able to offer a facility that provides for 5-a-side football, badminton, basketball and general fitness training (e.g. aerobics). Car parking provision at the site would be expended by 18 no. spaces. The new facilities are intended to provide for community indoor sport and recreation space.

PRINCIPLE OF DEVELOPMENT

The principle issue relating to the proposed development is the location of the proposals within the Green Belt. Development acceptable within the Green Belt has long been restricted to that appropriate to a rural as opposed to an urban area and there is a general presumption against inappropriate development within the Green Belt, to prevent urban sprawl by keeping land permanently open. The applicants have submitted supporting information that seek to demonstrate

very special circumstances for this proposal and the application will be assessed against UDP Green Belt policies and the National Planning Policy Framework. As the proposals are for additional floor space of 1,148 square metres, the application will need to be referred to the Secretary of State before a final decision can be made.

SITE AND SURROUNDINGS

The site is located at the southern "gateway" into Heswall (approaching from the direction of Chester and South Wirral). The site is currently occupied by the existing Heswall Squash Racquet Club building, together with associated car parking. Immediately south of the site is located Heswall Golf Club and Gayton Playing Fields beyond. North of the site, sharing a common boundary is the Premier Inn Hotel and the Glegg Arms Public House and the Busy Noughts to Five Nursery. North-east of the site is Heswall Football Club and associated pitches. West of the site, on the opposite side of Chester Road, are a number of residential properties located on Dunster Grove and Parklands Drive (with their rear elevations facing the application site) and further south, residential properties that front onto Chester Road itself (but not directly opposite to the application site). The main urban area of Heswall lies beyond the site to the north.

POLICY CONTEXT

The principle policy consideration with these proposals is that the development is within the Green Belt, where there is a general presumption against inappropriate development unless very special circumstances can be demonstrated. Both national planning policy contained in the National Planning Policy Framework and local planning policy set out in the Wirral UDP advises that "inappropriate development" is, by definition, harmful to Green Belt policy. Both national and local policies are clear that strong arguments may need to be advanced in terms of the "very special circumstances" why that presumption against inappropriate development should be overridden. In addition to the need to demonstrate very special circumstances, the development must not be considered to damage the visual amenities of the Green Belt by virtue of its siting, materials or design. The proposed development has been assessed having regard to Policy GB2 (Guidelines for Development in the Green Belt) and the National Planning Policy Framework.

The National Planning Policy Framework advises that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. It is clear that "very special circumstances" cannot exist unless the potential harm to the Green Belt is clearly outweighed by other considerations. At Paragraph 89 of the National Planning Policy Framework, local planning authorities are advised that the construction of new buildings in the Green Belt should be regarded as being inappropriate. There are a few exceptions to this, including: buildings for agriculture and forestry; provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries (as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it); and the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Clearly the current proposals do not fall into the first of these exceptions. The proposed building is not for the purposes of agriculture or forestry. Whilst the proposals are for sport and recreational use, these proposals seek permission for indoor use and not outdoor facilities. However, the proposals do involve the extension and alteration of a building within the Green Belt and therefore, it is important to assess whether the proposals are disproportionate to the original building and whether the new build preserves the openness of the Green Belt. In this instance the proposed development would be a significant extension to the building and car parking provision would increase the built footprint at the site. As such it is not considered that the last exception applies - "very special circumstances" must, therefore, be demonstrated if the development is to be supported.

In terms of "very special circumstances" the applicants have advanced a number of arguments in support of their proposals. These include the following:

1. the retention and reinvention/improvement of a unique local asset;
2. the provision of a broader offer of local sports and leisure facilities for the benefit of the local community;
3. a sustainable development that would positively offer opportunities for the needs of Heswall;
4. the provision of facilities for Heswall Football Club, reducing the need to travel to off-site training facilities;
5. the new facilities would contribute significantly towards the standards of health and general

- fitness/well-being for the local population;
6. the proposals will enhance the quality of the site insofar as an undistinguished building (currently in some state of disrepair) would be upgraded and extended - if the existing building were to close then it would become vacant and potentially derelict, which would have a negative impact at this important location at one of the main gateways into Heswall; and
 7. the proposals offer an important opportunity for partnership with other local sports providers and an important opportunity for investment, contributing to the local economy

This proposal offers a unique opportunity to provide a broader offer of sporting and leisure facilities for the benefit of the local community. It is proposed to operate the site as a community asset and not solely a Member's-only club. It is proposed to operate the new facility in exactly the same way as the Pay-As-You-Play/Membership facility operated at the West Kirby Concourse. The site and its immediate surroundings are already used in connection with sporting/leisure facilities, namely the existing Squash Racquet Club, Heswall Football Club and the wider Gayton Playing Fields beyond. Supporting information has been submitted with the application that demonstrates (i) why the new Sports Hub cannot be located elsewhere, either within the site or in another part of Heswall; (ii) why the proposed Sports Hub is required to be the size that is proposed and (iii) additional information that demonstrates both a need and support from the local community for the proposed new facility.

Background and demographics information and reports have been submitted with the application that draws on an analysis of the local catchment area, an assessment of local provision and estimates of existent but not yet developed demand. The existing building (used by the Heswall Squash Racquet Club) is in an increasing state of poor repair and the offer that the club is able to currently provide is becoming less economically viable. This current proposal is the minimum necessary to offer the existing club an economically viable and sustainable future whilst also expanding that offer to the local and wider community. This could result in a large building in some state of disrepair eventually closing down and ceasing to operate and giving rise to the potential to leave a large, disused building at this important gateway into Heswall.

A comprehensive and extensive review of alternative sites for the new Sports Hub has been undertaken with details submitted to the Council. Informing the review of alternative sites were criteria that included the size of the hub required for the uses being proposed, whether there were any other vacant sites within the area, access and parking arrangements for alternative sites, local impact (especially in terms of impact on local residents where a sports/leisure facility has not previously existed) and also the financial implications of securing and developing a new site (as opposed to extending and improving this existing facility). The alternative sites that were considered by the applicant included:

1. the vacant public house on Milner Road (discounted due to the proximity of a large number of residential properties and the cost of acquiring the site);
2. A number of vacant retail units such as the former Post Office on Pensby Road, Blockbusters on Pensby Road and the former pharmacy on Telegraph Road (all discounted due to the sites being too small for the proposals being considered);
3. The site of the Royal British Legion on Pensby Road (although the site is considered to be large enough for the proposals, the site is not currently available on the open market);
4. Heswall Hall (currently owned and operated by the Heswall Society who are not looking to vacate the site);
5. Pinewood Tennis Club (discounted for being too small to accommodate the development being proposed together with a number of complex land covenant issues. The site is also located in a residential area with poor access and restricted parking. The site is also not currently vacant) and
6. Heswall Tennis Club (not currently available and unlikely to become available as this is a popular and successful club which has recently undertaken extensive refurbishment of its clubhouse facilities).

The examples of "very special circumstances" put forward by the applicant, perhaps taken by themselves, do not appear compelling. However, a combination of several (if not all) of these may prove more persuasive. It could also be of note that if an argument of no harm, or very little harm, has been identified then this may be added to the very special circumstances in the decision making

process. In the case of these current proposals, the local planning authority considers that a persuasive argument has been put forward that demonstrates an economic need to the development as it represents an opportunity for local and wider benefits (e.g. the potential for limited employment opportunities; the opportunity for improved well-being & general fitness for the local community; the opportunities to work in partnership with other sporting and leisure operators and local schools in the future). The demographic and background reports submitted in support of these proposals would also support the applicants assertion that there is an identified need for this kind of community facility in the area.

The potential for the removal of an undesirable existing building can also be a potent 'very special circumstance' applicable if a gain can be demonstrated from the removal of an existing 'ugly' or undistinguished building can be achieved. The existing building is already beginning to look untidy and requires a significant amount of maintenance. The current sporting/leisure offer is limited to squash, although a small bar/seating area is currently available within the building. The design of the new building, whilst creating a larger footprint, would improve the appearance of the building and, together with additional landscaping proposals to mitigate views from outside of the site, there is an opportunity to create a substantially improved quality of build at this 'gateway' into Heswall that would enhance the visual amenities of this part of street-scene, where the urban landscape meets the more open countryside. It is true that the Sports Hub would be closer to the Chester Road boundary, but the proposals should also be seen against the backdrop of the adjacent Premier Inn Hotel and its associated car parking, the Glegg Arms Public House and the existing football club and children's nursery to the rear of the site, together with the existing squash club building. In this context, it is not considered that the proposals would appear overwhelmingly incongruous in the street-scene and the proposed design together with additional landscaping along this boundary, any impact could be mitigated against.

The arguments put forward by the applicant around the cultural, social and community benefits of the proposed development have also been persuasive. The local planning authority believes that need and benefits to the local community have been successfully put forward and together with the lack of a suitable alternative site, that very special circumstances have also been demonstrated in this regard. The site is currently used for sporting/leisure purposes and indeed, surrounding land is also used for sporting/leisure purposes. The new building will be screened by existing and additional planting. In view of these facts, it is considered that there would be no adverse impact on the character of the area, although it is acknowledged some harm to Green Belt openness will occur. However, having regard to the fact that this site sits right on the boundary of the primarily residential area and having regard to adjoining land uses (as set out above), the design and siting of the proposed new Sports Hub, it is considered that this harm would be minimal and that the need for a facility of community value in this area outweighs that harm in this instance.

In conclusion for Green Belt policies, given that the proposal represents an important regeneration opportunity; that an assessment of alternative sites has been undertaken and that no other more suitable sites exist, that the existing building is undistinguished and that the proposals represent an opportunity to secure a high quality development, that the proposals will assist in aiding national objectives to combat obesity and improve general well-being & fitness, that the extension and refurbishments will result in an increased sporting and leisure offer that will enable the existing business to compete and operate more efficiently, that the proposal will meet local deficiencies and provide residents with a more comprehensive range of sports and leisure facilities and that the proposed development does not undermine the purposes and role of the Green Belt and that the bulk of this part of the Green Belt on the edge of Heswall's urban area would remain undeveloped, very special circumstances have been set out and that impact on the openness of the Green Belt will be minimal.

Paragraphs 24-26 of the National Planning Policy Framework require Local Planning Authorities to apply the sequential test to planning applications for main town centre uses (including leisure uses such as this). In this instance, as noted above, it is considered that a comprehensive and extensive review of alternative sites has been undertaken based on the format and scale of the proposed development and the potential for disaggregation of the proposed facilities from the existing leisure complex. A town centre impact assessment is not required in this instance since the threshold of 2,500 sq m is not exceeded.

The Joint Waste Local Plan for Merseyside and Halton was formally adopted by the Council in July 2013 and forms part of the Statutory Development. Policies WM8 and WM9 are considered relevant to the development proposed, requiring waste prevention and resource management in construction, and consideration of good design and layout for waste management within the development. Conditions would be imposed to ensure the details of such matters are secured prior to the commencement of development.

APPEARANCE AND AMENITY ISSUES

As set out above, it is accepted that there will be a degree of Green Belt harm but that this will be limited in scale and extent, given the proposed siting of the new Sports Hub and its context within the complex of existing buildings, both within the site and adjacent, and that this limited harm has been mitigated by both the design of the proposed Hub and further mitigation can be secured via additional landscaping along key boundaries. Impact on residential amenity has been reduced by the design and layout of the scheme. One letter of objection has been received from a nearby resident in Dunster Grove. That property's rear elevation faces the proposed development but lies on the opposite side of Chester Road, landscaping exists both along that properties boundary, along the application site's boundary and also a number of street trees are planted within the highway verge along Chester Road. The nearest residential property is located in excess of the normal interface distances usually required when considering the relationship between new development and existing development. In this instance, the edge of the application site to edge of the nearest residential garden area is some 24 metres away. The nearest elevation of the new proposed hub to the rear elevation of the nearest dwelling is some 38 metres away, which is a significantly greater distance than the 21 metres that would normally be required.

The scale of the new building is not insignificant but is required to meet the minimum requirements for the sporting mixes being proposed. The external elevations have been designed to allow some relief from the previously proposed "industrial-type" shell with a mix of brickwork, glazing and cladding. The proposals also involve the redevelopment and refurbishment of the existing sports club and the site is located right on the urban edge. Careful consideration has been given to a building that meets the requirements of the sporting mixes being proposed whilst respecting the site's location within the Green Belt and its proximity to residential properties and other land uses. On balance, it is considered that the scale and design of the proposed new hub are acceptable and that the benefits in terms of improving the sporting and leisure offer for this part of the Borough and the opportunity to enhance the visual amenities of the existing "undistinguished" existing building comprehensively outweigh any harm that may have been suggested by the objector to this proposal.

SEPARATION DISTANCES

There are a number of residential properties located on the opposite side of Chester Road to the application site. However, having regard to the fact that their positioning within their plots (they are off-set at angles to the application site) and the fact that they are sited in excess of the 21 metres normally required where habitable room windows may face onto new development (as set out above), it is considered that the proposed development would not result in any harm to residential amenity.

HIGHWAY/TRAFFIC IMPLICATIONS

It is unlikely that the proposed development would give rise to any adverse highway or traffic issues. The site is accessed via an existing access off Brimstage Road. On-site car parking is provided within the site, which would be increased by 18 spaces as part of the proposed redevelopment of this site. The site is easily accessible by public transport within walking distance of a number of bus stops on Chester Road, Brimstage Road, Barnston Road and Telegraph Road. The site is also accessible by foot and by rail via Heswall Station. There are no objections to the proposed development on highway safety or traffic grounds.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

These proposals represent an opportunity to secure a more sustainable building that will secure the long term future of this club and this part of the community. Additional landscaping and a much improved quality of design and build will also assist in improving this corner of Heswall and providing an opportunity to provide a gateway development in this part of the Borough.

HEALTH ISSUES

The proposals represent an opportunity to improve and increase the sporting and leisure offer

currently available within Heswall and the wider community. The proposals also represent an opportunity to improve the sporting health and general well-being and fitness for the locality.

CONCLUSION

It is considered that for the reasons outlined above, there are a number of strong planning benefits which comprehensively outweigh any harm that may be identified as a result of allowing this development within the Green Belt. The proposals represent a wholesale refurbishment and extension of an existing facility, located right on the urban edge, that would improve the visual amenities of this part of Heswall. It is acknowledged that there will be a degree of harm to the Green Belt but that this has been minimised by the design and siting of the proposed new build together with the fact that the additional mitigation could be achieved with additional landscaping. A number of very special circumstances have been submitted to the Council for its consideration and taken in combination, the local planning authority is satisfied that these very special circumstances weigh in favour of approving the development proposed.

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 assessed the proposals against national and local planning policies set out in the National Planning Policy Framework and the Wirral Unitary Development Plan, it is considered that there are a number of strong planning benefits which comprehensively outweigh any harm that may be identified as a result of allowing this development within the Green Belt. The proposals represent a wholesale refurbishment and extension of an existing facility, located right on the urban edge, that would improve the visual amenities of this part of Heswall. Whilst it is acknowledged that there will be a degree of harm to the Green Belt, the local planning authority is satisfied that this can be minimised by the design and siting of the proposed new build together with the fact that additional mitigation could be achieved with additional landscaping. Given that the proposal represents a regeneration opportunity; that an assessment of alternative sites has been undertaken and that no other more suitable sites exist, that the existing building is undistinguished and that the proposals represent an opportunity to secure a high quality development, that the proposals will assist in aiding national objectives to combat obesity and improve general well-being & fitness, that the extension and refurbishments will result in an increased sporting and leisure offer that will enable the existing business to compete and operate more efficiently, that the proposal will meet local deficiencies and provide residents with a more comprehensive range of sports and leisure facilities and that the proposed development does not undermine the purposes and role of the Green Belt and that the bulk of this part of the Green Belt on the edge of Heswall's urban area would remain undeveloped, taken in combination, the local planning authority is satisfied that these very special circumstances weigh in favour of approving the development proposed.

Recommended Decision: **Approve subject to comments following referral to the Secretary of State**

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 materials to be used in the construction of the external surfaces of the development hereby permitted have been 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 GB2 of the Wirral Unitary Development Plan.

3. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT the following details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details, that is:
- a. a plan showing the location of, and allocating a reference number to, each existing tree on site which has a stem with a diameter, measured over the bark at a point of 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;
 - b. details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
 - c. details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
 - d. details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree, or any tree on land adjacent to the site; and
 - e. details of the specification and position of fencing [and of any measures to be taken] for the protection of any retained tree from damage before or during the course of the development hereby permitted.

Reason: To ensure protection during construction works of trees, hedges and hedgerows which are to be retained on or near the site in order to ensure the character and amenity of the area are not impaired and to comply with Policy GB2 of the Wirral Unitary Development Plan.

4. NO DEVELOPMENT (including any demolition, earthworks or vegetation clearance) SHALL TAKE PLACE BEFORE a scheme of landscaping, phased in relation to any phasing of the development, which shall include details of both hard and soft landscaping works and earthworks, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, and to comply with Policy GB2 of the Wirral Unitary Development Plan.

5. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the proposed finished floor levels; ridge and eaves heights of the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show existing and finished ground levels, eaves and ridge heights of surrounding property. The development shall be carried out as approved.

Reason: To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees and hedgerows and the amenities of neighbouring properties, and to comply with Policy GB2 of the Wirral Unitary Development Plan.

6. The windows to be created in the south-east facing elevation (fronting onto Chester Road)

shall be in tinted glass (to a level to be agreed with the Local Planning Authority) and shall be non-opening. The windows shall not thereafter be altered in any way without prior written approval of the Local Planning Authority.

Reason: To satisfactorily protect the character and appearance of the area and the residential amenities of nearby occupiers, and to comply with Policy GB2 of the Wirral Unitary Development Plan.

7. There shall be no use of the new Sports Hub and other sporting facilities outside the hours of 07:30 and 23:00 Monday to Saturday and between the hours of 08:30 and 22:00 on Sundays and Bank Holidays.

Reason: To satisfactorily protect the residential amenities of nearby occupiers, and to comply with Policy GB2 of the Wirral Unitary Development Plan.

8. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to and approved in writing by the Local Planning Authority. Any external lighting that is installed shall accord with the details as may be so approved.

Reason: To satisfactorily protect the character and appearance of the area and the residential amenities of nearby occupiers, and to comply with Policy GB2 of the Wirral Unitary Development Plan.

9. The development hereby permitted shall be used for the leisure and sporting facilities set out in the application and supporting documents and for no other purpose (including any other purpose in Class D2 of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.

Reason: In order to protect the character of the area & residential amenities of nearby occupants and to accord with Policy GB2 of the Wirral Unitary Development Plan.

10. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30 August 2013 and listed as follows: Drawing Number 8793/01/P1 (dated April 2012); Drawing Number 8793/02/P1 (dated April 2012); Drawing Number 8793/03/P1 (dated April 2012); Drawing Number 8793/04/P1 (dated April 2012) and Drawing Number 8793/05/P1 (dated April 2012)

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

11. NO DEVELOPMENT SHALL COMMENCE until full details of the proposed facilities for collection and storage of waste, including recyclable materials, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be implemented in full prior to the first use of the development, and retained as such thereafter.

Reason: In the interests of integrated sustainable waste management, having regard to the adopted Joint Waste Local Plan, policy WM9.

12. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan (SWMP), 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 SWMP 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 Joint Waste Local Plan.

Further Notes for Committee:

1. You are advised that the separate written consent of the Local Planning Authority may be required in respect of any proposed illuminated or projecting sign under the Town & Country Planning (Control of Advertisements) Regulations 2007.

Last Comments By: 06/10/2013 09:18:05

Expiry Date: 29/11/2013