

PLANNING COMMITTEE

Tuesday, 26 April 2011

Present:

Councillor	D Mitchell (Chair)	
Councillors	D Elderton	M Johnston
	B Kenny	J Keeley
	E Boulton	S Kelly
	P Gilchrist	D Realey
	P Hayes	J Salter
	P Johnson	

195 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on 31 March, 2011.

Resolved – That the minutes be received.

196 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked whether they had 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.

No such declarations were made.

197 REQUESTS FOR SITE VISITS

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

The following request for a site visits was unanimously approved:

APP/11/00283 - Proposed refurbishment of existing restaurant/bar with the erection of a conservatory within the rear courtyard and change of apartment within outrigger to become part of restaurant/bar and supporting office accommodation, installation of air conditioning units to rear (Amended description) - 7-9 ROSE MOUNT, OXTON, CH43 5SG.

198 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

199 APP/10/01177 PARK LANE CARAVAN PARK, MEOLS - REMOVAL OF CONDITION 4 OF PLANNING APPLICATION APP/90/06186 TO ALLOW THE SITE TO OPERATE AS A HOLIDAY PARK ALL YEAR ROUND.

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Dave Mitchell and seconded by Councillor David Elderton it was:

Resolved (12:00) – 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. All caravans shall be occupied for holiday purposes only and not as any person's sole or main place of residence.

3. The owners/occupiers of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses. The register shall be made available at all reasonable times for inspection by officers of the Local Planning Authority.

200 **APP/10/01476 PARK LANE CARAVAN PARK, MEOLS - REMOVAL OF CONDITION 4 OF PLANNING APPLICATION APP/95/05789 TO ALLOW THE SITE TO OPERATE AS A HOLIDAY PARK ALL YEAR ROUND.**

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Dave Mitchell and seconded by Councillor David Elderton it was:

Resolved (12:00) – 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. All caravans shall be occupied for holiday purposes only and not as any person's sole or main place of residence

3. The owners/occupiers of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses. The register shall be made available at all reasonable times for inspection by officers of the Local Planning Authority.

201 **APP/10/01532 PINWOOD, 28 TOWER ROAD NORTH, HESWALL - DOUBLE STOREY AND SINGLE STOREY EXTENSION.**

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Dave Mitchell and seconded by Councillor Mark Johnston it was:

Resolved (12:00) – 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. Before any construction commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 3. The windows to the first floor side elevations of the hereby approved extensions facing south east and north west shall be fixed and obscurely glazed and retained as such thereafter.**
- 4. Before the development is commenced, the measures contained in the approved method statement shall be implemented in full throughout the construction phase.**
- 5. The development hereby approved shall be carried out in accordance with the details shown on the plan(s) received by the Local Planning Authority on 31/03/2011.**

202 **APP/11/00050 GREENBANK, 1A ROWSON STREET, NEW BRIGHTON - EXTENSION OF TIME FOR APP/2008/5749**

The Interim Director of Corporate Services submitted the above application for consideration.

A ward Councillor addressed the meeting.

On a motion by Councillor Dave Mitchell and seconded by Councillor John Salter it was:

Resolved (10:2) – 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. Before any construction commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 3. Before first occupation of the development hereby permitted the windows to the rear elevation facing east shall be obscurely glazed and top opening, and retained as such thereafter.**
- 4. The existing vehicular access shall be made up to Local Authority footway standards before the first occupation of the flats hereby approved.**

5. No part of the development shall be brought into use until visibility splays of 2.4 metres x 2.4 metres measured down each side of the access and the back edge of the footway have been provided clear of obstruction to visibility at or above a height of 1 metre above the footway level of Rowson Street. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

6. No part of the development shall be brought into use until sight lines measuring of 2.4 metres x 40 metres along Rowson Street.

7. 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.

203 **APP/11/00071 17ALBANY ROAD, ROCK FERRY - NEW SHOP FRONT , VENTILATION UNIT TO GABLE, INTERNAL ALTERATION RETENTION OF SINGLE STOREY REAR EXTENSION (AMENDED DESCRIPTION)**

The Interim Director of Corporate Services submitted the above application for consideration.

Resolved – That consideration of the item be deferred following further investigation to retrospective works carried out.

204 **APP/11/00139 7 GRISEDALE ROAD, BROMBOROUGH - CHANGE OF USE FOR B1(BUSINESS) B2 (GENERAL INDUSTRY) AND B8 (STORAGE AND DISTRIBUTION) TO D2 (ASSEMBLY AND LEISURE),B1 AND B8 TO USE THE BUILDING AS A CENTRAL HEADQUARTERS FOR WIRRAL AND CHESTER TAEKWANDO. PRIMARY USE AS A TAEKWANDO CENTRE AND RETAINING EXISTING OFFICE ACCOMMODATION AND A SMALL STORAGE AREA FOR EQUIPMENT**

The Interim Director of Corporate Services submitted the above application for consideration.

A ward Councillor addressed the meeting.

On a motion by Councillor Dave Mitchell and seconded by Councillor Denise Realey it was:

Resolved (12:00) - 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 premises shall not be open for business outside the hours of 08.00 and 21.00.

3. 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.

4. The unit shall be used as a Taekwondo centre and for no other purpose (including any other purpose in D2 (Assembly and Leisure) 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. Should the use hereby permitted be discontinued the premises will revert back to its former use as B1, B2 and B8.

205 **APP/11/00283 7-9 ROSE MOUNT, OXTON - PROPOSED REFURBISHMENT OF EXISTING RESTAURANT /BAR, WITHIN THE REAR COURTYARD AND CHANGE OF APARTMENT WITHIN OUTRIGGER TO BECOME PART OF RESTAURANT/BAR AND SUPPORTING OFFICE ACCOMMODATION INSTALLATION OF AIR CONDITIONING UNITS TO REAR (AMENDED DESCRIPTION)**

The Interim Director of Corporate Services submitted the above application for consideration.

Resolved - That consideration of the item be deferred for a formal site visit.

206 **ANT/11/00286 JUNCTION OF MILL LANE AND ROSTHERNE AVENUE POULTON, WALLASEY - INSTALLATION OF 12.5M HIGH SHARED VODAFONE AND O2 TELECOMMUNICATIONS STREET POLE , HOUSING 6 NO 3G ANTENNAS WITHIN 480MM GRP SHROUD, 1NO SHARED RADIO CABINET AND 1NO ELECTRICAL METER CABINET**

The Interim Director of Corporate Services submitted the above application for consideration.

A ward Councillor addressed the meeting.

It was moved by Councillor James Keeley and seconded by Councillor Denise Realey that the application be refused on the grounds that the mast and associated cabinets would have a detrimental effect on the visual amenity that the residents expect to enjoy.

The motion was put and lost (5:7).

It was moved by Councillor Dave Mitchell and seconded by Councillor Brian Kenny that the application be approved.

The motion was put and carried (7:5).

Resolved – That the application be approved.

207 **DEVELOPMENT CONTROL QUARTERLY PERFORMANCE REPORT**

The Interim Director of Corporate Services submitted the above report for Members consideration. The report set out Development Control Performance under NI 157 for the second quarter of 2010/2011. This period covered 1 January, 2011 to 31 March, 2011. The report covered the performance for all applications, i.e. Majors, Others and Minors. The report also summarises overall performance for 2010/11.

Resolved – That the report be noted.

208 **DELEGATED DECISIONS**

The Interim Director of Corporate Services submitted a report detailing applications delegated to him and decided upon between 22/03/2011 and 08/04/2011.

Resolved – That the report be noted.

209 **VOTE OF THANKS**

As it was the last meeting of the year, the Chair expressed his sincere thanks to all Committee members for their support and the good natured way in which matters had been dealt with over the past year. He also thanked the officers for their wonderful work and support to Members throughout the year. He particularly noted the hard work which had been undertaken in relation to the Wirral Waters Application.

Councillor David Elderton endorsed the Chairs comments.
