

PLANNING COMMITTEE

Tuesday, 19 July 2011

Present:

Councillor D Elderton (Chair)

Councillors	E Boulton	D Mitchell
	W Clements	B Mooney
	P Hayes	D Realey
	P Johnson	J Salter
	S Kelly	J Walsh
	B Kenny	

31 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.

Councillor Denise Realey declared a prejudicial interest in the item, 'No expediency for enforcement action against the erection of a slide at 105 Prenton Farm Road, Prenton, Wirral' (Minute 45 refers) by virtue of having been referred to in the report.

32 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on 21 June, 2011.

Resolved – That the minutes be received.

33 REQUESTS FOR SITE VISITS

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

No such requests were made.

34 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

35 ADV/11/00600 - THE WRO, NORTH WEST HOUSE, GRANGE ROAD, WEST KIRBY, CH48 4DY - SIGNAGE FOR THE BAR CAFE.

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

On a motion by Councillor Eddie Boulton and seconded by Councillor Dave Mitchell it was:

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

- 1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.**
- 2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**
- 3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.**
- 4. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).**
- 5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**
- 6. This consent shall expire after a period of 5 years from the date of this permission.**
- 7. The illuminated signs shall be turned off and the illumination cease when the premises is closed.**

36 APP/11/00194 - STADIUM COURT, STADIUM ROAD, BROMBOROUGH - CONSTRUCTION OF NEW B1,B2,B8 USE CLASS UNITS

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

On a motion by Councillor Dave Mitchell and seconded by Councillor Denise 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. An Interim Travel Plan shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The travel plan should outline the commitments of the developer in terms of infrastructure to support travel by sustainable modes and suggest potential measures to be included within individual occupier travel plans to increase choice of travel options for visitors and staff. The developer commitments contained within the submitted Interim Travel Plan shall be implemented prior to occupation.**

3. Full Travel Plans for each occupier should be submitted to and approved in writing by the Local Planning Authority within 6 months of occupation. The provisions of the Travel Plan shall be implemented and operated in accordance with the program for as long as the development is occupied and shall not be varied other than through agreement with the local planning authority.

For the avoidance of doubt, such a plan shall include:

- Access to the site by staff
 - Information on existing transport services to the site and staff travel patterns
 - Travel Plan principles including measures to promote and facilitate more sustainable transport
 - Realistic targets for modal shift or split
 - Identification of a Travel Plan co-ordinator and the establishment of a travel plan steering group
 - Measures and resource allocation to promote the Travel Plan and
 - Mechanisms for monitoring and reviewing the Travel Plan, including the submission of an annual review and action plan to the Local Planning Authority.
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.
 5. Prior to commencement of development a ground contamination survey shall be undertaken which takes into account any potential contaminants from all known previous land uses. Should the survey identify any such contaminants, then a scheme of remediation to render the site suitable for use shall be submitted to and agreed in writing with the Local Planning Authority. The statement should give precise details of the nature and extent of any such remediation, together with certification that the site has been made suitable for its intended use, shall be submitted to and approved by the Local Planning Authority before commencing any development of the site.

37 **APP/11/00449 - 24 DIBBINSDALE ROAD, BROMBOROUGH, CH63 0HH - REAR 1ST FLOOR EXTENSION.**

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

A petitioner addressed the meeting.

The applicant addressed the meeting.

On a motion by Councillor Peter Johnson and seconded by Councillor John Salter it was:

Resolved (11:0) (Councillor Kelly abstaining) – 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. Prior to the extension hereby approved being brought into use, the new bathroom windows in the south east elevation shall be obscurely glazed and retained as such thereafter.**

38 APP/11/00487 - CLEARED SITE, ORRETS MEADOW ROAD, WOODCHURCH, CH49 9BJ - PROPOSED DEVELOPMENT OF 14NO. 3BEDROOM HOUSES.

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

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

Resolved (12:0) – That, subject to a Section 106 legal agreement, 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 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.**
- 3. The proposed first floor windows facing north-east and south west (serving bathrooms) shall not be glazed otherwise than with obscured glass and top hung, and thereafter be permanently retained as such.**
- 4. 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.**
- 5. No development shall commence until details of the proposed measures to be incorporated within the buildings to achieve 10% of the predicted energy requirements of the site from renewable sources have been submitted to and agreed in writing by the Local Planning Authority, unless it has previously been demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. The development shall be implemented in accordance with the approved details and operated as such thereafter.**

6. Before the dwellings are occupied details of all gates and fencing shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be erected before the dwellings are occupied and retained thereafter.

39 **APP/11/00491 - 43 CROFT DRIVE, MORETON, CH46 0QS - TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, GARAGE ALTERATIONS AND INTERNAL REMODELLING.**

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

On a motion by Councillor Dave Mitchell and seconded by Councillor Eddie Boulton 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 approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 21/06/2011.

40 **APP/11/00492 - GREENLEAVES, 26 WOODLANDS DRIVE, BARNSTON, CH61 1AL - LOFT CONVERSIONS AND EXTENSIONS.**

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

On a motion by Councillor Dave Mitchell and seconded by Councillor Peter Johnson 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. Before the development hereby permitted is brought into use the window in the first floor elevation of the north elevation facing 28 Woodlands Drive shall be obscurely glazed with frosted glass and non opening up to a height of 1.7m from floor level and shall be retained as such thereafter.
3. The proposed development shall be carried out in strict accordance with the plans received by the Local Planning Authority on 21/06/11.

41 APP/11/00495 - 133 DIBBINS HEY, SPITAL, CH63 9HE - PROPOSED GARAGE, LOUNGE AND PORCH EXTENSION.

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

On a motion by Councillor Eddie Boulton and seconded by Councillor John Salter it was:

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

The proposed development will be more than half the width of the side garden between the original property and the adjacent highway, which the Local Planning Authority considers to be detrimental to the general character of the street scene due to its prominent corner location. This is contrary to Unitary Development Plan Policy HS.11 and SPG.11 - House Extensions.

42 APP/11/00552 - CLEARED SITE, BARFORD CLOSE, BEECHWOOD, CH43 9XB - ERECTION OF 17 NEW DWELLINGS.

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

On a motion by Councillor Eddie Boulton and seconded by Councillor Denise 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. 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. 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.**
- 4. No development shall be commenced until details of a landscaping scheme 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 feature. Within a period of 12 months from the date when any part of the development is brought into use, the landscaping**

scheme as approved shall be carried out. All planting shall be maintained and any trees or plants which within a period of 5 years from the date of planting, are removed, die or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives consent to any variation.

- 43 APP/11/00575 - 120 MANOR DRIVE, UPTON, CH49 4LN - SINGLE STOREY FRONT, SIDE AND REAR EXTENSION WITH INTERNAL ALTERATIONS.**

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

On a motion by Councillor David Elderton and seconded by Councillor Peter Johnson it was:

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

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

- 44 PROPOSED BOUNDARY EXTENSIONS TO OXTON VILLAGE CONSERVATION AREA.**

The Interim Director of Corporate Services submitted a report that informed Members of the results of the public consultation relating to the proposed boundary extension to Oxton Village Conservation Area undertaken (21st March -2nd May 2011) and sought approval of those extensions. A copy of proposed boundary extensions to Oxton Village Conservation Area was attached in appendix 1 to the report.

On a motion by Councillor Dave Mitchell and seconded by Councillor Bernie Mooney it was:

Resolved (12:0) – That the proposed boundary changes for Oxton Village Conservation Areas in accordance with the maps in Appendix 1 to the report be approved.

- 45 NO EXPEDIENCY FOR ENFORCEMENT ACTION AGAINST THE ERECTION OF A SLIDE AT 105 PRENTON FARM ROAD, PRENTON, WIRRAL.**

Councillor Denise Realey left the room during consideration of the above item.

The Interim Director of Corporate Services advised members of the erection of a tubular slide within the rear garden of 105 Prenton Farm Road, Prenton, Wirral.

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

Resolved (11:0) – That no enforcement action be taken.

46 **NO EXPEDIENCY FOR ENFORCEMENT ACTION AGAINST THE ERECTION OF A REAR DORMER AT 3 CROFT DRIVE, MORETON, WIRRAL.**

The Interim Director of Corporate Services advised members of the erection of a rear dormer that had not been built in accordance with the approved planning application APP/03/07585.

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

Resolved (12:0) – That no enforcement action be taken against the extra window inserted in the rear elevation of the dormer.

47 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 11/06/2011 AND 07/07/2011.**

The Interim Director of Corporate Services submitted a report detailing planning applications decided under delegated powers between 11/06/2011 and 07/07/2011.

Resolved – That the report be noted.

48 **SECTION 106 AGREEMENT - REEDS LANE**

Resolved – That consideration of this item be deferred to a future meeting of the Planning Committee.

49 **GLOSSARY OF TERMS**

Matthew Rushton noted that new members of the Planning Committee had requested information on a glossary of terms used in planning applications. Work was being undertaken on this matter and the information would be emailed to members of the Committee shortly.

50 **SOLAR PANELS**

The Chair of the Committee commented that members were increasingly asked to make decisions regarding solar panels. Members of the Committee agreed that guidance from planning officers on this issue would be welcome.
