

PLANNING COMMITTEE

Tuesday, 24 April 2012

Present:

Councillor D Elderton (Chair)

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

Deputies:

Councillors S Whittingham (In place of B Kenny)

218 **MINUTES**

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on Tuesday, 24 April 2012.

Resolved – That the minutes be received.

219 **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 Stuart Whittingham declared a prejudicial interest in APP/12/00321 – Hoose Court, Market Street, Hoylake, - Erection of 32NO. 2 Bedroom Flats including associated car parking and landscaping by virtue of his membership of the Wirral Partnership Homes Board.

220 **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.

221 **ORDER OF BUSINESS**

The Chair agreed to vary the order of business.

222 **APP/11/00430 - SILVERDALE RESIDENTIAL HOME, 49-51 EGERTON PARK, ROCK FERRY, CH42 4RA - CHANGE OF USE FROM RESIDENTIAL CARE HOME TO 13 APARTMENTS.**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Denise Realey and seconded by Councillor John Salter it was:

Resolved (11:00) - 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. 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.

223 **APP/11/01286 - MORETON BRICKWORKS, CARR LANE, MORETON, CH46 5NB - VARIATION OF CONDITION 28 OF PLANNING DETERMINATION APP/2001/6405/D (FOR THE EXTRACTION OF CLAY), TO ALLOW AN ADDITIONAL 2 YEARS FOR THE SUBMISSION OF RESTORATION AND AFTERCARE SCHEMES (EXTENDED FROM 03 JANUARY 2012 TO 03 JANUARY 2014).**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

A ward Councillor addressed the meeting.

On a motion by Councillor Stuart Kelly and seconded by Councillor Wendy Clements it was:

Resolved (8:3) – That the application be refused for the reason that;

1. No reasoned justification has been presented to sufficiently support the variation of condition proposed. The proposal is therefore contrary to the provisions of the National Planning Policy Framework, which requires Minerals Planning Authorities, in determining planning applications, to provide for restoration and aftercare of minerals sites at the earliest opportunity, to be carried out to high environmental standards.

224 **APP/11/01344 - KIRK FUNERAL DIRECTOR, 20 THE VILLAGE, BEBINGTON, CH63 7PR - CONSTRUCTION OF SINGLE STOREY EXTENSION FOR REFRIGERATION UNIT TO REAR OF THE PREMISES - AMENDED DESCRIPTION.**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

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

Resolved (11:00) – 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 development hereby approved shall be carried out in accordance with the details shown on the plan(s) ref B-0.01 received by the Local Planning Authority on 5th March 2012.

225 **OUT/11/01502 - CARLETT PARK, 1061 NEW CHESTER ROAD, EASTHAM - OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT FOR UP TO 55 RESIDENTIAL UNITS (USE CLASS C3).**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

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

Resolved (11:00) – That the application be approved subject to a S106 legal agreement and the following conditions;

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

2. 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) Access and**
- (e) 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.

3. The detailed plans submitted as reserved matters shall include a survey of existing and proposed ground levels, sections across the site and details of the finished slab level for each property. The ground levels across the site and finished slab levels for each property shall be as per the approved plans.

4. The detailed landscaping plans submitted as reserved matters shall include:

- (i) details of boundary treatments and hard surfaces**
- (ii) the location, size and species of all trees to be planted**
- (iii) the location, size, species and density of all shrub and ground cover planting**

(iv) a schedule of implementation

5. Before any construction commences, samples of the facing (brick), roofing and 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.

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

7. Before the development is commenced, a method statement detailing measures to be taken during construction to protect the health of the existing trees 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 throughout the construction phase.

8. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is sooner, for its permitted use. The approved landscape management plan shall be carried out as approved.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

10. 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 for each of the dwellings hereby approved as and when they are completed and before each relevant dwelling is first occupied. Development shall be carried out in accordance with the approved details and retained as such thereafter.

11. Prior to the demolition of the existing building/buildings a schedule of demolition works shall be submitted to and agreed in writing with the Local Planning Authority. The demolition shall then be carried out strictly in accordance with the agreed schedule.

12. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface water drainage 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 drainage system has been constructed and completed in accordance with the approved plans.

13. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

14. The development shall not begin 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 5% of housing units;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the 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.

15. Before any work hereby authorised begins, steps shall be taken to secure the safety and stability of the Chapel of the Good Shepherd (which is to be permanently retained) to provide protection for the building during the progress of demolition works of the existing campus buildings and subsequent construction works of the new dwellings hereby approved. Such steps shall, where necessary, include measures to support any wall or vertical surface; any floor, roof or horizontal surface.

16. The total gross footprint of all the dwellings hereby approved shall not exceed 4043 square metres.

17. No dwelling hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the

potential for disposing of surface water by means of sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and its Technical Guidance Note (or any subsequent version). Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface water;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

18. Prior to any works commencing on site, details of the installation of bat boxes and bat bricks, including their locations, shall be submitted to and approved in writing by the Local Planning Authority.

19. Having regard to the sites location under the flight path to and from Liverpool John Lennon Airport, before development commences, details of a scheme of works to minimise noise pollution and disturbance to the new dwellings, including details of acoustic glazing, shall be submitted to and approved in writing by the Local Planning Authority and once approved shall only be carried out in full accordance with such details and all implemented measures (including any acoustic glazing) shall be permanently retained thereafter.

20. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers A-05-010 Revision B; A-16-10 Revision B; A-05-012 Revision A & A-05-019 Revision A.

226 **APP/11/00874 - THE CROFT RETAIL AND LEISURE PARK, WELTON ROAD, BROMBOROUGH, CH62 3PN - RECONFIGURATION OF THE FORMER BOWL UNIT, EXISTING IN-LINE UNITS AND PART OF THE EXISTING CINEMA UNIT TO CREATE A1 NON-FOOD RETAIL SPACE, AN A3 RESTAURANT AND A RECONFIGURED CINEMA UNIT (D2 USE), ALONG WITH REPLACEMENT OF THE FOUR IN-LINE UNITS BY THREE NEW UNITS WITHIN THE CAR PARK (A1(D) (THE SALE OF SANDWICHES AND COLD FOOD FOR CONSUMPTION OFF THE PREMISES), A3 AND A5 USE) AND ONE NEW UNIT AT THE SOUTHERN END.**

The Director of Regeneration, Housing and Planning 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 (11:00) – That the application be approved subject to a Section 106 legal agreement and the following conditions;

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

2. No development shall take place until 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. Development shall be carried out in accordance with the approved detail.

3. The new retail floorspace in the building containing the Cinema as shown on Plans Ref. 1285_URB_LC [08] 00 02 A00 and URB_SA [08] 00 03 A00 shall not exceed 5,916 sq m gross internal floorspace (including mezzanine floorspace) and may be subdivided up to a maximum of four retail units with a minimum gross internal floor space of 604 sq m at ground floor. No subsequent subdivision into smaller units shall take place thereafter.. Prior to the first occupation and use of the retail floorspace, the details of the subdivision and extent of any mezzanine floors shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details before each of the units are brought into use.

4. Notwithstanding the provisions of Class A1 to the schedule of Town and Country Planning (Use Classes Order) 1987 (or any subsequent re-enactment), none of the following goods shall be sold from the retail floorspace in the building containing the Cinema as shown on Plans Ref. 1285_URB_LC [08] 00 02 A00 and URB_SA [08] 00 03 A00 (other than ancillary to the principal use of the premises for the sale of authorised goods):

- (a) Food and drink for consumption off the premises;**
- (b) Any clothing, footwear other than specialist items relating to the carrying out of DIY and home improvements), handbags, fashion accessories, jewellery and silverware;**
- (c) Books, newspapers, magazine and stationery (other than specialist publications relating to the carrying out of DIY and home improvements);**
- (d) Crockery, glassware, china and kitchenware;**
- (e) Toys (excluding outside play equipment);**
- (f) Sports equipment and clothing (including walking and camping equipment);**
- (g) Camping equipment;**
- (h) Cosmetics, pharmaceuticals and toiletries;**
- (i) Videos, DVDs, CDs, audio cassettes and records (other than specialist items relating to the carrying out of DIY and home improvements);**
- (j) Mobile phones and other household / personal telecommunications equipment;**
- (k) Electrical and gas fires, gas storage heaters, irons, vacuum cleaners, sewing machines;**
- (l) Tobacco;**
- (m) Florist items;**
- (n) Travel agency;**

(o) Soft furnishings and household textiles (other than beds and upholstered furniture with their ancillary items)

For the purposes on this condition, “ancillary” is defined as not exceeding 15% of net retail floor space in any one unit.

5. New unit M3 shall be constructed as a single retail unit as shown on Plans Ref. URB_SA [08] 00 03 A00 and URB M3 [08] 00 01 A00 shall not exceed 175 sq m gross internal floorspace (including any mezzanine floorspace). No subsequent subdivision into smaller retail units shall take place thereafter.

6. Notwithstanding the provisions of Class A1 to the schedule of Town and Country Planning (Use Classes Order) 1987 (or in any provision equivalent to that Class in any subsequent legislation revoking and re-enacting that order), none of the following goods shall be sold from the new retail unit M3 shown on Plan Ref: URB_SA [08] 00 03 A00 other than ancillary to the principal use of the premises for the sale of authorised goods):

- (a) Food and drink for consumption off the premises;
- (b) Any clothing, footwear other than specialist items relating to the carrying out of DIY and home improvements), handbags, fashion accessories, jewellery and silverware;
- (c) Books, newspapers, magazine and stationery (other than specialist publications relating to the carrying out of DIY and home improvements);
- (d) Crockery, glassware, china and kitchenware;
- (e) Toys (excluding outside play equipment);
- (f) Pets and pet products;
- (g) Sports equipment and clothing (including walking and camping equipment);
- (h) Camping equipment;
- (i) Cosmetics, pharmaceuticals and toiletries;
- (j) Audio visual equipment, computers and computer games, cameras and films, watches, electrical and non-electrical musical instruments;
- (k) Videos, DVDs, CDs, audio cassettes and records (other than specialist items relating to the carrying out of DIY and home improvements);
- (l) Mobile phones and other household / personal telecommunications equipment;
- (m) Electrical and gas fires, gas storage heaters, irons, vacuum cleaners, sewing machines;
- (n) Dishwashers, electrical and gas cookers, washing machines, microwaves, refrigerators and freezers and other cooking equipment (unless sold as ancillary to the sale of kitchen units);
- (o) Tobacco;
- (p) Florist items;
- (q) Travel agency;
- (r) Soft furnishings and household textiles (other than beds and upholstered furniture with their ancillary items)

For purpose of this condition, “ancillary” is defined as not exceeding 10% of the net retail floorspace.

7. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order 1995, Schedule 2, Part 3, Class A and Class C (or in any provision equivalent to that Class in any subsequent legislation

revoking and re-enacting that order), the new free-standing food and drink units shown on Plan Ref. URB_SA[08] 00 03 A00 shall only be used for purposes within Use Classes A3 or A5 and for no purpose in Class A1,(except for the sale of sandwiches and associated cold food for consumption off the premises under Use Class A1 (d)) and for no purpose in Use Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any subsequent legislation revoking and re-enacting that order)..

8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order 1995, Schedule 2, Part 3, Class A and Class C (or in any provision equivalent to that Class in any subsequent legislation revoking and re-enacting that order), the new restaurant in the building containing the cinema as shown on Plan Ref. URB_SA[08] 00 03 A00 shall only be used for purposes within Use Classes A3 and for no purpose in Class A1 and no purpose in Use Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any subsequent legislation revoking and re-enacting that order)..

9. Development shall not commence until the ten pin bowl sports facility has been relocated.

10. Works for reconfiguring the cinema shall be carried out in accordance with Plan Ref: 1285_URB_LC [08] 00 02 A00 concurrently with the remainder of the development.

11. Development shall not commence until a scheme for the provision of cycle parking has been submitted to and agreed in writing by the local planning authority. The cycle parking facility shall be erected in accordance with the approved details prior to the occupation of the development hereby approved and retained as such thereafter.

12. Full Travel Plans for each occupier shall 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 programme and shall not be varied other than through agreement with the Local Planning Authority. For the avoidance of doubt a travel plan should include, but shall not be limited to:

- Access to the site by staff
- Information on existing transport services to the site and planned on-site facilities
- An action plan with suggested measures for implementation for each mode along a timescale and who will be responsible for implementation
- Travel Plan Principles including measures to promote and facilitate more sustainable transport
- Interim targets for modal shift or split using the TRICS database for example
- Identification of a Travel Plan co-ordinator
- Measures to promote the Travel Plan; and

- Mechanisms for monitoring (which include mode share and exact numbers of staff) and reviewing the Travel Plan, including the submission of an annual review and action plan to the local planning authority.

13. No development shall be commenced until full details of soft and hard landscaping around the new units 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.

14. 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 approved in writing by the Local Planning Authority.

15. All hard and soft landscape works shall be carried out in accordance with the approved details as set out in Condition 13. The works shall be carried out in accordance with a programme to be agreed with the Local Planning Authority

16. The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works for the provision of:

- A Puffin Crossing on Welton Road, Bromborough as shown on plan No 1053 –SK–01
- Improved crossing facilities of Caldbeck Road at it's junction with New Chester Road for pedestrians and cyclists shown on plan No 1053 –SK–01
- A segregated cycleway/footway access to the retail/leisure park including widening the existing pedestrian access from New Chester Road to 3metres shown on plan No 1053 –SK-01
- Widening of the existing footway on the western side of Welton Road between the pedestrian access and the southern boundary of the western retail terrace to 3metres to provide segregated cycleway/footway shown on plan 1053-SK-01
- A pedestrian / mobility impaired user route from Welton Road (adjacent to Boots) to the retail terrace (adjacent to Mothercare).
- Details of loading lay by on Welton Road to be submitted and agreed in writing with Local Authority and completed prior to first occupancy including alteration to existing loading restriction traffic regulation order.

The occupation of the development shall not begin until those works are completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

The Director of Regeneration, Housing and Planning 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 (11:00) – 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. No development shall take place until 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. Development shall be carried out in accordance with the approved detail.

3. The building shall only be used as an indoor ten pin bowling facility 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.

4. Use of the premises authorised by this permission shall not begin until a scheme for the provision of cycle parking has been submitted to and agreed in writing by the local planning authority. The cycle parking facility shall be erected in accordance with the approved details before the building is used for the purposes hereby approved and retained as such thereafter.

5. Use of the premises authorised by this permission shall not begin until the Local Planning Authority has approved in writing a full scheme of works for introducing vehicle waiting restrictions at the junction of Caldbeck Road with Bassendale Road and including the site accesses and the all the works have been completed in accordance with approved scheme.

6. A Full Travel Plan shall 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 programme and shall not be varied other than through agreement with the Local Planning Authority. For the avoidance of doubt a travel plan should include, but shall not be limited to:

- **Access to the site by staff**
- **Information on existing transport services to the site and planned on-site facilities**
- **An action plan with suggested measures for implementation for each mode along a timescale and who will be responsible for implementation**
- **Travel Plan Principles including measures to promote and facilitate more sustainable transport**

- Interim targets for modal shift or split using the TRICS database for example
- Identification of a Travel Plan co-ordinator
- Measures to promote the Travel Plan; and
- Mechanisms for monitoring (which include mode share and exact numbers of staff) and reviewing the Travel Plan, including the submission of an annual review and action plan to the local planning authority.

228 **APP/12/00145 - 55 DUKE STREET, BIRKENHEAD, CH41 8BW - CHANGE OF USE OF VACANT PUBLIC HOUSE. GROUND FLOOR TO BE USED FOR OFFICES (USE CLASS B1), WITH 1NO. ROOM AT FIRST FLOOR LEVEL. HOUSES IN MULTIPLE OCCUPATION (USE CLASS C4), PROVIDING 6NO. BEDROOMS AT FIRST AND SECOND FLOOR.**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

Resolved – That the application be deferred for consideration of late representations received from the Rt Hon Frank Field MP.

229 **APP/12/00321- HOOSE COURT, MARKET STREET, HOYLAKE - ERECTION OF 32NO. 2 BEDROOM FLATS INCLUDING ASSOCIATED CAR PARKING AND LANDSCAPING.**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

Councillor Stuart Whittingham left the room during consideration of the application.

On a motion by Councillor David Elderton and seconded by Councillor John Salter it was:

Resolved (11:00) – 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 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. 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. Prior to the commencement of development, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive

occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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. 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.

7. The development authorised by this permission shall not begin until the Local Planning Authority has approved in writing a full scheme of works for the vehicular access to the site including visibility sight lines and the provision of pedestrian dropped kerbs to Council standards. The occupation of the development shall not begin until those works have been completed in accordance with the Local Planning Authority's approval and have been certified in writing as complete by or on behalf of the Local Authority.

230 **APP/12/00371 - BIRKENHEAD 6TH FORM COLLEGE, PARK ROAD WEST, CLAUGHTON, CH43 8SQ - NEW RECEPTION AREA AND ART BLOCK.**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

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

Resolved (11:00) – 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. Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

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. 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. The development shall be constructed in accordance with the approved materials.

231 **APP/12/00204 - 80 DOWNHAM ROAD SOUTH, HESWALL, CH60 5SG - SINGLE STOREY SIDE EXTENSION FOR DEPENDENT RELATIVE.**

The Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Dave Mitchell and seconded by Councillor Peter Johnson it was:

Resolved (11:00) – That the application be approved subject to the following condition;

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

232 **NATIONAL PLANNING POLICY FRAMEWORK**

A report of the Director of Regeneration, Housing and Planning outlined the main headlines of the National Planning Policy Framework (NPPF) issued by the Communities and Local Government Department on March 27 2012. The NPPF came into effect immediately and replaced the previous suite of existing national Planning Policy Statements, Planning Policy Guidance Notes and Minerals Planning Statements. This report had also been reported to Cabinet for noting on 12 April 2012.

Resolved – That the report be noted.

233 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 15/03/2012 AND 15/04/2012.**

The Director of Regeneration, Housing and Planning submitted a report detailing applications delegated to him and decided on between 15/03/2012 and 15/04/2012.

Resolved - That the report be noted.

234 **VOTE OF THANKS**

As it was the last meeting of the municipal year, the Chair expressed his best wishes and thanks to the Committee members for their contributions over the past year. Councillor Dave Mitchell in turn offered his thanks to the Chair on behalf of Committee members and both parties also thanked the officers for their support throughout the year.
