

PLANNING COMMITTEE

Thursday, 12 November 2009

Present:

Councillor D Elderton (Chair)

Councillors	B Kenny	J Crabtree
	M Redfern	J Salter
	P Hayes	D Mitchell
	P Johnson	D Kirwan
	S Mountney	

Deputies:

Councillors H Smith (In place of J George)
A Taylor (In place of A Jennings)

108 **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 Redfern declared a prejudicial interest in respect of application reference 20096190 - Hair by Dawn, 323-327 Pensby Road, Pensby - Change of use of first floor to office use by virtue of having commented on the application to the applicant and to local residents.

109 **REQUESTS FOR SITE VISITS**

Members were asked to request all site visits before any application was considered.

The following were requested and approved:-

Application no. 20096038 - 2 Thirlmere Drive, Liscard - Erection of a single storey extension, raising roof of existing workshops and installation of spray booth (retrospective application) (Councillor Paul Hayes).

Application no 20096142 - 53 Stanley Road, New Ferry - Erection of a side extension (Councillor Alan Taylor).

110 **20095817 - 'ROWARDENNAN', 3 CROFT DRIVE EAST, CALDY - DEMOLITION OF EXISTING BUILDING AND ERECTION OF REPLACEMENT DWELLING**

The Director of Technical Services submitted the above application for consideration.

It was moved by Councillor Mountney and seconded by Councillor Kirwan that the application be refused for the following reason:

1 The proposed development would result in an un-neighbourly form of development in that it constitutes an overdevelopment of the site and would result in significantly reducing the amenities which the occupiers of adjoining properties could reasonably expect to enjoy. The development, if allowed, would be contrary to Policy HS4 of the adopted Wirral Unitary Development Plan.

The motion was put and carried (8:4).

It was further moved by Councillor Mountney and seconded by Councillor Kirwan that the application be refused for this additional reason:

2 The proposed development is contrary to the principles set out in the Council's Conservation Area Appraisal and Management Plan for Caldy.

This further motion was put and carried (8:4).

Resolved (8:4) – That the application be refused for the following reasons:

1 The proposed development would result in an unneighbourly form of development in that it constitutes an overdevelopment of the site and would result in significantly reducing the amenities which the occupiers of adjoining properties could reasonably expect to enjoy. The development, if allowed, would be contrary to Policy HS4 of the adopted Wirral Unitary Development Plan.

2 The proposed development is contrary to the principles set out in the Council's Conservation Area Appraisal and Management Plan for Caldy.

111 **20095954 - 7 GRACE CLOSE, LISCARD - CONSTRUCTION OF ROOF TO COVER PART OF YARD (4.1M X 2.7M)**

The Director of Technical Services submitted the above application for consideration.

It was moved by Councillor Hayes and seconded by Councillor Kirwan that the application be refused.

The motion was put and carried (7:4).

Resolved (7:4) – That the application be refused for the following reason:

The proposed development would result in an un-neighbourly form of development in that it would result in an over-developed appearance that would have a detrimental impact on the amenity of other residents and could lead to an increase in anti-social behaviour. The proposals, if allowed, would be contrary to Policy HS11 of the adopted Wirral Unitary Development Plan and Supplementary Planning Guidance Note 11 on House Extensions.

112 **20096038 - 2 THIRLMERE DRIVE, LISCARD - ERECTION OF A SINGLE STOREY EXTENSION, RAISING ROOF OF EXISTING WORKSHOPS AND INSTALLATION OF SPRAY BOOTH (RETROSPECTIVE APPLICATION)**

The Director of Technical Services submitted the above application for consideration.

Resolved – That the application be deferred for a formal site visit by Members.

113 **20096142 -53 STANLEY ROAD, NEW FERRY - ERECTION OF A SIDE EXTENSION**

The Director of Technical Services submitted the above application for consideration.

Resolved – That the application be deferred for a formal site visit by Members.

114 **20096190 - HAIR BY DAWN, 323-327 PENSBY ROAD, PENSBY - CHANGE OF USE OF FIRST FLOOR TO OFFICE USE**

The Director of Technical Services submitted the above application for consideration.

Councillor Redfern declared a prejudicial interest in respect of this application by virtue of having commented to the applicant and to local residents and left the meeting during its consideration.

Resolved – That the application be approved subject to the following conditions;

1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

2 The first floor office shall be used for B1 Office and for no other purpose (including any other purpose in Class B1 namely, (b) Research and development of products, laboratories, high technology and (c) Light Industry) 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.

3 The office shall be closed between 18.00 hours and 08.00 hours.

115 **DELEGATED APPLICATIONS DECIDED BETWEEN 13 OCTOBER 2009 AND 2 NOVEMBER 2009**

The Director of Technical Services submitted details of application dealt with under his delegated authority between 13 October 2009 and 2 November 2009.

Resolved – That the report be noted.
