

PLANNING COMMITTEE

Tuesday, 21 June 2011

Present:

Councillor D Elderton (Chair)

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

10 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.

11 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on 26 May, 2011.

Resolved – That the minutes be received.

12 REQUESTS FOR SITE VISITS

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

The following requests for site visits were unanimously approved:

APP/11/00449 – Dibbinsdale Road, Bromborough – Rear first floor extension.

APP/11/00495 – 133 Dibbins Hey Spital – Proposed garage, lounge and porch extension.

13 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

14 APP/11/00308 - WADE COTTAGE, 10 FARR HALL DRIVE, HESWALL - THE REPLACEMENT OF AN EXISTING HOUSE

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

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

Resolved (10:00) - 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/roofing/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.

3. 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.

4. Prior to the first occupation of the development the existing dwelling shall be demolished

- 15 **APP/11/00005 - DAWPOOL PRIMARY SCHOOL, SCHOOL LANE, THURSTASTON - CONSTRUCTION OF AN ALUMINIUM FRAMED GLAZED SECURE ENTRANCE LOBBY TO THE REAR OF THE SCHOOL**

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

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

Resolved (10:00) – 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.

- 16 **APP/11/ 00065 - TOWNFIELD CLOSE, CLAUGHTON - DEMOLITION OF AN EXISTING PETROL FILLING STATION AND ERECTION OF CLASS A1 RETAIL UNIT**

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

A ward Councillor addressed the meeting.

On a motion by Councillor Stuart Kelly and seconded by Councillor Denise Realey it was:

Resolved (6:4) - That the application be refused on the grounds that;

1. The Local Planning Authority considers the proposal would be contrary to the interests of highway safety in that no provision has been made within the site for the servicing needs likely to be generated by the proposal.

2. The proposal would result in an un-neighbourly form of development in that it would lead to the loss of the local post office which the Local Planning Authority considers would be detrimental to the amenities which the occupiers of the adjoining properties and local community could reasonably expect to enjoy.

17 APP/11/ 00210 - 51 ROSSLYN DRIVE, MORETON - SINGLE STOREY REAR EXTENSION

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

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

Resolved (10:00) – 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.

18 APP/11/00283 - 7-9 ROSE MOUNT , OXTON - 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).

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

A ward Councillor addressed the meeting.

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

Resolved (10:00) – That the application be approved subject to the following conditions;

1. No live or amplified music, other than low level background music which should not be audible beyond the site boundary, shall be played on the premises at any time.

2. All windows and doors must be kept closed, except for access and egress, at all times.

3. The premises shall not be open to the public before the hours of 9.00am nor after 11.00pm and trading shall cease not later than 11.30pm Monday to Saturday and the premises shall not be open to the public at any time on Sundays or any Bank Holidays.

- 19 APP/11/00314 - GASPHIT GAS APPLIANCES, 196 WALLASEY ROAD, LISCARD - CHANGE OF USE OF TO HOT FOOD TAKEAWAY (CHIP SHOP, USE CLASS A5) AND CHANGE OF USE OF SINGLE DWELLING ABOVE INTO TWO SEPARATE DWELLINGS**

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

On a motion by Councillor Paul Hayes and seconded by Councillor Eddie Boulton it was:

Resolved (10:00) – That the application be refused on the grounds that;

1. The proposed hot food takeaway would be an insufficient distance away from nearby residential properties and would therefore have an unacceptable adverse impact on the amenities of the occupiers of these properties. The proposal is therefore contrary to Policy HS15 of Wirral's Unitary Development Plan and Supplementary Planning Document 3: Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments.

2. The site is outside the regeneration priority areas as identified in the Interim Planning Policy - New Housing Development. No evidence has been provided to demonstrate that the development proposed is to meet an identified local housing need. Consequently, the release of this site for the proposed development could undermine the regeneration of the Newheartlands Housing Market Renewal Pathfinder Area and regeneration priority areas in Wirral. Therefore the proposal is contrary to National Policy PPS3 (paragraphs 69 & 70, June 2010), the intentions of the Wirral Unitary Development Plan (Policy URN1) Policy RDF1, Policy L4, Policy LCR1 and Policy LCR4 in the Regional Spatial Strategy (September 2008), the Interim Planning Policy – New Housing Development adopted for development control purposes on 30 October 2005.

- 20 ADV/11/00331 - LITTLE ANGELS NURSERY, 389 HOYLAKES ROAD MORETON - ERECTION OF AN ADVERTISEMENT**

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

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

Resolved (10:00) – 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.

21 APP/11/00348 - 37 WARREN DRIVE, WALLASEY - SINGLE STOREY REAR EXTENSION WITH SUB LEVEL.

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 (10:00) – 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 the development hereby permitted is brought into use a 1.8 metre high close-boarded fence or frosted glass privacy screen shall be erected alongside the north elevation of the terraced area.

22 APP/11/00352 - ALBION HOUSE RESIDENTIAL HOME, 41 ALBION STREET, NEW BRIGHTON - CHANGE OF USE FROM RESIDENTIAL CARE HOME TO 13NO. HMO BEDSITS.

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

A ward Councillor addressed the meeting.

On a motion by Councillor Brian Kenny and seconded by Councillor Wendy Clements it was:

Resolved (7:3) – 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 permitted shall be for 13 no. bedrooms maximum**
- 3. No part of the development shall be brought into use until space and facilities for secure 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.**

23 APP/11/00420 - UNUSED LAND, 3 CROFT DRIVE WEST, CALDY - CONSTRUCTION OF A TWO-STOREY DETACHED RESIDENCE WITH PART MEZZANINE FLOOR

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

On a motion by Councillor Denise Realey and seconded by Councillor Bernie Mooney it was:

Resolved (10:00) – 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 shall be constructed in the sample materials submitted 9 May 2011 and retained as such thereafter.**
- 3. The construction of the windows shall then be carried out in accordance with plan reference 10:14:7 (dated 17 May 2011) and retained as such thereafter.**
- 4. The construction of the rainwater goods shall then be carried out in accordance with the details submitted and retained as such thereafter.**
- 5. Prior to the first use of the development hereby approved, the obsolete vehicle access shall be reinstated to standard footway levels to the written satisfaction of the Local Planning Authority.**

24 APP/11/00449 - 24 DIBBINSDALE ROAD, BROMBOROUGH - REAR 1ST FLOOR EXTENSION

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

25 APP/11/00458 - 184 GREASBY ROAD, GREASBY - CHANGE OF USE OF DWELLING [C3] TO A CARE HOME [C2] FOR CHILDREN WITH PHYSICAL AND LEARNING DISABILITIES. THE CARE HOME WILL BE FOR A MAXIMUM OF THREE CHILDREN BETWEEN THE AGES OF 11 & 18, IT IS PROPOSED THAT

TWO OF THE CHILDREN WILL BE LIVING AT THE PROPERTY ON A FULL TIME BASIS WHILST THE THIRD BEDROOM WILL BE USED AS A RESPITE ROOM.

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

A petitioner addressed the meeting.

The applicant addressed the meeting.

A ward Councillor addressed the meeting.

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

Resolved (10:00) – 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. Not more than 3 residents shall be in occupation at any one time.

26 APP/11/00485 - 66 GRANGE CROSS LANE, NEWTON - NEW DROPPED KERB AND BLOCK PAVED DRIVEWAY

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

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

Resolved (10:00) – 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.

27 APP/11/00494 - 19 ATHOL DRIVE, EASTHAM - DOUBLE STOREY SIDE EXTENSION

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 (10:00) – 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.

28 **APP/11/00495 - 133 DIBBINS HEY, SPITAL - PROPOSED GARAGE, LOUNGE AND PORCH EXTENSION**

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

29 **DELEGATED DECISIONS- MAY/JUNE 2011**

The Interim Director of Corporate Services submitted a report detailing applications delegated to him and decided upon between 13/05/2011 and 10/06/2011.

Resolved – That the report be noted.

30 **CLIFF JONES**

This being the final meeting to be attended by Cliff Jones, Divisional Environmental Health Officer, the Chair offered his thanks and good wishes for all the advice and support that Cliff had given to the Planning Committee. Councillor Dave Mitchell endorsed the Chair's good wishes and the Committee wished Cliff a very long and happy retirement.
