

# PLANNING COMMITTEE

Tuesday, 24 January 2012

<u>Present:</u>	Councillor	D Elderton (Chair)	
	Councillors	E Boulton W Clements P Johnson D Mitchell S Kelly	B Kenny B Mooney D Realey J Salter J Walsh

## 154 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on 3 January, 2012.

**Resolved - That the minutes be received.**

## 155 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.

## 156 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 visit was unanimously approved.

APP/11/01248 - Bogans Carpets, 790 Borough Road, Tranmere, Ch42 9JG - Sub divide existing unit to creating 2 no. units including modifications to front and side elevations, construction of a new access ramp and ATM machine. (Councillor Denise Realey).

## 157 APP/11/00592 - 8 HOLT ROAD, TRANMERE, CH41 9ES - ERECTION OF 10 SELF CONTAINED FLATS IN TWO SEPARATE BUILDINGS.

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

On a motion by Councillor Dave Mitchell 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. 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. 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.**
- 4. Before the development hereby permitted is begun, full details of a gated access way shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the flats.**
- 5. No development shall be commenced until full details of soft and hard landscaping 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.**
- 6. 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.**
- 7. All hard and soft landscape works shall be carried out in accordance with the approved details as set out in Condition 5. The works shall be carried out prior to the occupation of any part of the development;**
- 8. Pedestrian visibility splays of 2.4 metres by 2.4 metres shall be provided at the junction of the proposed access with Holt Road before any part of the development is brought into use. These splays shall be retained thereafter.**
- 9. Vehicular sight lines shall be provided at the junction of the access(es) to Holt Road in accordance with details to be submitted to and agreed in writing with the local planning authority prior to the commencement of development. Any such access(es) and sight lines shall be formed and hard surfaced before any other part of the development is brought into use.**
- 10. Before the development hereby permitted is first commenced, a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground and building slab levels on site and adjoining levels off site**

shall be taken from the datum, and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans(s). The development shall be carried out in accordance with the approved details.

11. 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 and retained, unless otherwise agreed in writing with the Local Planning Authority in accordance with the approved scheme. The scheme shall include:

- 1) The numbers, type, tenure and location of the site of the affordable housing provision to be made;
- 2) The timing of construction of the affordable housing;
- 3) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy can be enforced.

158 APP/11/01090 - TASTE BUDS, 16 BEBINGTON ROAD, NEW FERRY, CH62 5BQ - RETENTION OF CHANGE OF USE FROM CAFE TO BAR (USE CLASS A4), INCLUDING SINGLE-STOREY REAR EXTENSION TO PROVIDE TOILET, STORAGE AND ANCILLARY ACCOMMODATION. PROVISION OF KITCHEN AND STORAGE AT FIRST FLOOR AND RETENTION OF MANAGER'S BED-SIT AT SECOND FLOOR. RETENTION OF EXTERNAL SEATING / SMOKING AREA TO FRONT.

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

On a motion by Councillor John Salter and seconded by Councillor Wendy Clements 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. There shall be no permanent seating or structure erected within the external area to the front of the building, which is within the public highway.
3. The external area to the front of the building shall not be used between the hours of 16.30pm and 10.30 am Mondays to Sundays inclusive.
4. Notwithstanding the details shown on plan ref 1815 03 the front door facing south east shall open inwards away from the public highway, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.
5. Trading shall not take place at the premises between the hours of 23.30 and 08.00.

**APP/11/01093 - ST MARGARET'S CONVENT, MERSEY LANE SOUTH, ROCK FERRY - RESTORATION OF THE LISTED LATE GEORGIAN BUILDING AND THE CONVERSION OF THE PROPERTY FROM A RESIDENTIAL CARE HOME INTO FIVE FAMILY HOMES. THE PROPOSALS INCLUDE THE REMOVAL OF PREVIOUS EXTENSIONS, THE ADDITION OF ELEVEN NEW BUILD FAMILY HOUSES AND CONVERSION OF THE EXISTING ON-SITE CHAPEL INTO A RESIDENTIAL PROPERTY. PROVISION OF PARKING AND LANDSCAPING.**

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

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. Any vehicle crossings rendered obsolete by this development shall be reinstated to standard footway levels within 3 months of first occupation.**
- 2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 3. 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.**
- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.**
- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no walls, fences or other means of enclosure shall be erected on any part of the land lying between any main wall of the building fronting a highway and the highway boundary.**
- 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.**
- 7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land**
- 8. The hard and soft landscaping scheme hereby approved shall be carried out prior to the occupation of any part of the development or in accordance with a**

timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

9. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

10. 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.

11. No development shall take place until samples of the materials to be used in the external construction of the development hereby approved have been submitted to and approved in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

12. Prior to the commencement of development, a professional photographic record of the building should be submitted to and approved by the Local Planning Authority.

13. Prior to the commencement of development, details of all new windows at a scale of 1:5 shall be submitted to and agreed in writing with the LPA. The approved window details shall be completed in full.

14. All living/bedroom windows on facades facing towards the Rock Ferry bypass should be fitted with enhanced/ acoustic double glazing. The specification for such glazing to be agreed in writing with the LA before commencement of the conversion work.

160 APP/11/01248 - BOGANS CARPETS, 790 BOROUGH ROAD, TRANMERE, CH42 9JG - SUB DIVIDE EXISTING UNIT TO CREATING 2 NO. UNITS INCLUDING MODIFICATIONS TO FRONT AND SIDE ELEVATIONS, CONSTRUCTION OF A NEW ACCESS RAMP AND ATM MACHINE.

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

161 DPP3/11/01265 - PENSBY INFANT SCHOOL, KENTMERE DRIVE, PENSBY, CH61 5XW - DEMOLITION OF THE EXISTING PENSBY PRIMARY AND CONSTRUCTION OF PHASE 2 (LOCATED ON THE WEST SIDE OF THE SITE), TO INCLUDE SINGLE STOREY HUB AREA BETWEEN THE TWO NEW SCHOOLS PLUS SINGLE STOREY STANLEY SCHOOL BUILDING TOGETHER

**WITH RELEVANT FACILITIES AND SERVICES, EXTERNAL WORKS AND CAR PARKING AREAS.**

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

On a motion by Councillor Wendy Clements and seconded by Councillor Peter Johnson 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 or site works shall be commenced until a scheme to regulate surface water, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.**

**3. Before any construction commences, samples of the facing, roof 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.**

**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. Within six months of the first occupation of the development hereby permitted, a full Travel Plan shall be 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. A review of the Travel Plan shall be submitted to the Local Planning Authority on an annual basis which, for the avoidance of doubt shall include:**

- An updated action plan;**
- A progress report; and**
- Monitoring report including data from the latest travel surveys.**

162 **APP/11/01332 - CHURCH HALL, ST JOHNS CHURCH, FRANKBY ROAD, GREASBY, CH48 1PE - DEMOLITION OF EXISTING CHURCH HALL AND CONSTRUCTION OF NEW CHURCH HALL ON THE SITE OF THE EXISTING.**

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

On a motion by Councillor Wendy Clements and seconded by Councillor Peter Johnson 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, cross section drawings of the new window, rooflight, door and eaves detail to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The window and door units and frames shall consist of timber or steel. The approved details shall then be used in the construction of the development and retained as such thereafter.**

**3. Before any construction commences, samples and colour detail of the facing 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 cladding shall consist of natural timber and shall be stained or painted. The approved materials shall then be used in the construction of the development and retained as such thereafter.**

**4. Before any construction commences, samples of the rainwater goods, sills and flashings 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 and retained as such thereafter.**

**5. Doors and windows serving the main hall area of the building to the north, south and east facing elevations of the building, must be kept closed (other than to allow for access and egress) when regulated entertainment is being played.**

**6. 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.**

**7. Prior to the commencement of demolition of the existing church hall, a professional photographic record of the building should be submitted to and approved by the Local Planning Authority.**

163 **APP/11/01416 - HEATHCROFT, GREENFIELD LANE, HESWALL, CH60 9HG - DOUBLE STOREY SIDE AND REAR EXTENSION WITH INTERNAL ALTERATIONS. RESUBMISSION OF APP/11/01133.**

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

On a motion by Councillor Peter Johnson and seconded by Councillor Stuart Kelly 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. Prior to the construction of the extension, details of alternative off street parking to replace any parking lost through the erection of the extension, shall be submitted to and agreed in writing with the Local Planning Authority. The alternative parking shall be implemented before the extension is built and retained thereafter.**

**164 APP/11/01417 - GROUND FLOOR FLAT, 14 QUEENS ROAD, HOYLAKE, CH47 2AH - ERECTION OF A REAR EXTENSION.**

The Acting 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 condition;**

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

**165 PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 16/12/2011 AND 13/01/2012.**

The Acting Director of Regeneration, Housing and Planning submitted a report detailing applications delegated to him and decided upon between 16/12/2011 and 13/01/2012.

**Resolved – That the report be noted.**

**166 PLANNING APPEALS DECIDED BETWEEN 16/12/2011 AND 13/01/2012**

The Acting Director of Regeneration, Housing and Planning submitted a report detailing Planning Appeals decided between 16/12/2011 and 13/01/2012.

**Resolved – That the report be noted.**

---