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PLANNING COMMITTEE

Tuesday, 6 March 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
<u>Deputy:</u>	Councillor	P Glasman (In place of J Walsh)	

183 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on Thursday 16 February, 2012.

Resolved - That the minutes be received.

184 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.

185 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/11/01501 – 22 Broughton Avenue, West Kirby, CH48 4EZ – Erection of a two storey side extension, single storey rear extension with internal alterations.
(Councillor Eddie Boulton)

186 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

187 APP/11/00715 - LAND AT THE JUNCTION OF LAIRD STREET, BRAY STREET & PARK ROAD NORTH, INCLUDING NO'S 2-4 LAIRD STREET, 212-214 PARK ROAD NORTH AND 38, 39 AND 40 BRAY STREET, BIRKENHEAD, WIRRAL CH41 8BY - THE DEMOLITION OF 2 NO. VACANT COMMUNITY BUILDINGS AND THE CREATION OF 8 NO. RESIDENTIAL UNITS AND ASSOCIATED CAR PARKING (AMENDED PLANS RECEIVED 14/02/12).

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

A petitioner addressed the meeting.

The applicant addressed the meeting.

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

Resolved (9:2) – 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, full details and samples of the all 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 development shall commence until a ground contamination survey has been undertaken, taking into account any potential contaminants from all known previous land uses. Should this survey identify any such contaminants, then a scheme of remediation to render the site suitable for use shall be submitted to and approved in writing by the Local Planning Authority prior to such works being undertaken. A statement giving 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 also be submitted to and approved in writing by the Local Planning Authority.**
- 4. The remainder of the undeveloped land within the curtilage of the site shall be suitably hard and soft landscaped with in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to commencement of any construction work on the site. Such landscaping work to be shall be carried out prior to the occupation of any part of the development or in accordance with an alternative 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.**
- 5. 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 before the buildings are occupied and the development shall be carried out in accordance with the approved details.

6. The development hereby granted permission shall not be commenced until a full scheme of works for provision within the development of a traffic calming scheme, and the implementation of a 20mph speed limit including all appropriate signage and traffic regulation orders, has been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of any part of the development.

7. The development shall be implemented in accordance with the plans received by the Local Planning Authority 14th February 2012.

8. Prior to the commencement of demolition of 2-4 Laird Street and 212-214 Park Road North, a professional record of the building; drawings, photography and written record, should be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the recording should be at Level 2 in accordance with English Heritage Guidance - Understanding Historic Buildings: A guide to good recording practice.

188 **APP/11/01410 - UNUSED LAND, CHAPELHILL ROAD, MORETON, CH46 9RP - NEW BUILD DEVELOPMENT OF 10 NO. 2-BED 4-PERSON TWO-STOREY HOUSES, 18 NO. 2-BED 4-PERSON THREE-STOREY FLATS AND 2 NO. 2-BED 4-PERSON TWO-STOREY FLATS (AMENDED PLANS RECEIVED 13/02/12).**

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

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

Resolved (10:1) – That the application be approved conditionally 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. 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.

3. The development shall be carried out in accordance with the details contained in drawings received by the Local Planning Authority on 13th February 2012.

4. Prior to the occupation of the development, hereby approved, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the LPA. 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 LPA.

5. The development shall be implemented utilising the facing and roofing materials submitted to the Local Planning Authority on 13 February 2012, unless an alternative material is submitted to and agreed in writing by the Local Planning Authority.

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. 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 pedestrian dropped kerbs at the junctions of Chapelhill Road with Fordhill View and Fender View Road. 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 planning authority.

8. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to first occupation, in accordance with the details so approved.

9. Prior to the commencement of development, a scheme for the protection of toads shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the scheme shall include the specification for an amphibian barrier, and a detailed survey methodology statement, including the timescales proposed. The scheme shall be implemented in accordance with the approved details and timescale.

10. Prior to the commencement of demolition/construction the trees to be retained on the site shall be protected by chestnut paling fences 1.5 metres high erected to the full extent of their canopies or such lesser extent as may be approved by the Local Planning Authority, the fencing to be removed only when the development (including pipelines and other underground works) has been completed; the enclosed areas shall at all times be kept clear of excavated soil, materials, contractors' plant and machinery. The existing soil levels under tree canopies shall not be altered at any time.

11. Before any construction commences, samples of the materials to be used in the surfacing of the pedestrian and highway routes 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.

12. 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.

189 APP/11/01441 - HONISTER, RABY DRIVE, RABY MERE, CH63 0NQ - RETROSPECTIVE PLANNING APPLICATION FOR THE DEMOLITION OF A CARPORT, PROPOSED SINGLE STOREY EXTENSION, PROPOSED 2-STOREY GARAGE WITH HOME OFFICE WITH THE INSERTION OF 4 VELUX ROOFLIGHTS AND A FLUE TO THE REAR ELEVATION OF THE GARAGE. (AMENDMENT TO APP/2010/00606).

The Acting 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 (10:1) – 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 proposed north east facing first floor window shall be obscurely glazed (not less than Level 3) and non opening and shall be permanently retained as such thereafter.

3. Within 1 month of the date of this permission, the 4 roof lights on the south west facing roof slope of the extension as indicated on Drawing No's. DW6 REV E Proposed garage 1st floor, DWG 9 REV C Proposed rear & side elevations and DWG 40 - Roof Plan shall be obscurely glazed (not less than Level 3) and non opening and shall be permanently retained as such thereafter.

190 APP/11/01497- CORNER OF BEECHWOOD DRIVE AND FARMFIELD DRIVE, BEECHWOOD, WIRRAL, CH43 7QU - CONSTRUCTION OF 18NO. NEW FAMILY HOUSES AND NEW ACCESS ROAD ON FORMER FELTREE NURSING HOME SITE.

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 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 materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the proposed colour of the render. The approved materials shall then be used in the construction of the development.**
- 3. 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.**
- 4. The development shall not be occupied until full details of the proposed boundary treatment are received and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.**
- 5. 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.**
- 6. 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 amendment of the public highway of Farmfield Drive and Beechwood Drive adjacent to the development site; including footway works, vehicle crossings, tactile paving and the relocation and/or renewal of street furniture as required and including pedestrian dropped kerbs and associated tactile paving on both sides of Farmfield drive at its junction with Beechwood Drive. 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 planning authority.**

191 **APP/11/01514 - UNUSED LAND, FERNY BROW ROAD, WOODCHURCH, CH49 8EH - ERECTION OF 16NO. FLATS (1,2,& 3 BEDROOMS) INCLUDING PARKING AND ASSOCIATED LANDSCAPING.**

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

On a motion by Councillor Denise Realey and seconded by Councillor Bernie Mooney 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 roof 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 landscaping shall be completed before the accommodation hereby approved is occupied. Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced by trees and shrubs of similar species and size to those originally planted in the first available planting season.**
- 4. 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.**
- 5. Prior to the occupation of the development hereby approved, details of the signage relating to the one way vehicular access shall be submitted to and agreed in writing with the Local Planning Authority. The signs shall be erected before the flats are occupied in accordance with the agreed details and retained as such thereafter.**
- 6. Prior to the occupation of the development hereby approved, details of the dropped kerbs at both vehicle entrance and exit shall be submitted to and agreed in writing with the Local Planning Authority. The kerbs shall be installed before the flats are occupied in accordance with the agreed details and retained as such thereafter.**
- 7. 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.

8. 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.

9. 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.

192 APP/11/01520 - REDWOOD, 18 FARR HALL DRIVE, HESWALL, CH60 4SH - DEMOLITION OF EXISTING BUNGALOW AND GARAGE AND REPLACEMENT WITH A NEW 2 STOREY HOUSE WITH A FLAT ROOF, BASEMENT AND DOUBLE GARAGE (DETACHED), NEW DRIVEWAY AND AMENDED FRONT ENTRANCE FROM FARR HALL DRIVE. (AMENDED DESCRIPTION).

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

A ward Councillor addressed the meeting.

On a motion by Councillor John Salter and seconded by Councillor Brian Kenny it was:

Resolved (10:1) – 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. 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. 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.

5. 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.

6. Details of a scheme of planting to provide a screen for the site/along the North East and South West boundaries, consisting predominantly of trees or other suitable plants shall be submitted to and approved in writing by the Local Planning Authority unless otherwise agreed in writing with the Local Planning Authority.

7. The agreed planting shall be carried out in accordance with the details so approved within the first planting season immediately following the carrying out of the development. Any trees which within a period of 5 years from the completion of the development die, are removed 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 written consent to any variation.

8. Within three months of the date of this permission details of the scheme demolition of the existing dwelling shall be submitted to and approved in writing with the local planning authority.

9. Prior to the first occupation of the development the existing dwelling shall be demolished in accordance with the approved scheme of demolition as outlined in condition 7 of this approval.

10. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.

11. The development hereby approved shall be carried out in accordance with the details shown on the plan(s) received by the Local Planning Authority on 25 January 2012

193 **APP/11/01525 - BEACON COTTAGE, 4 MOORLAND CLOSE, GAYTON, CH60 0EL - TWO STOREY REAR EXTENSION. FIRST FLOOR SIDE EXTENSION OVER GARAGE.**

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 Eddie Boulton it was:

Resolved (9:2) – 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. Works on the site shall only take place between 08.00 hours and 18.00 hours.**
- 3. Any holes or trenches left open overnight shall have a means of escape provided for badgers, for example in the form of a scaffolding plank.**
- 4. All materials, especially those containing lime, shall be stored securely within the site.**

194 **APP/12/00003 - SELWYN CONSTRUCTION, TARRAN ROAD, MORETON, CH46 4TU - PROPOSED 3 STOREY COMMERCIAL OFFICE FACILITY (USE CLASS B1) WITH GROUND FLOOR PARKING.**

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 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. The premises shall be used only for purposes within Use Class B1 as defined in the Town and Country Planning (Use Classes) Order 1987.**
- 3. Notwithstanding the detail shown in drawing no. 1008-25.0-106 rev B, the development hereby permitted shall not be commenced until such time as a scheme to limit surface water run-off generated by the proposed development, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme and retained as such thereafter.**
- 4. The development shall not be commenced until such time as a scheme to incorporate flood-proofing measures in the proposed development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and retained as such thereafter.**
- 5. 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.**

6. Before any construction commences, samples 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 approved materials shall then be used in the construction of the development.

195 APP/11/01501 - 22 BROUGHTON AVENUE, WEST KIRBY, CH48 5ER - ERECTION OF A TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION WITH INTERNAL ALTERATIONS.

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

196 APP/12/00040 - 12 RIVERSDALE ROAD, WEST KIRBY, CH48 4EZ - ERECTION OF A TWO-STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND REAR DECKED AREA (AMENDED DESCRIPTION).

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 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. Before the development hereby permitted is brought into use the window in the first-floor elevation of the proposed two-storey side extension facing west towards Riversdale Nursing Home shall be fixed shut and obscurely glazed with frosted glass (not less than Level 3) and retained as such thereafter.

3. The development hereby approved shall be carried out in accordance with the details shown on plan reference number 147_2011_02 labelled 'Proposed Plans' received by the Local Planning Authority on 6th February 2012.

197 APP/12/00114 - 26 CROFT LANE, BROMBOROUGH, CH62 2DD - RETROSPECTIVE PLANNING PERMISSION FOR EXTENSION TO FRONT OF GARAGE.

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

198 **PLANNING APPEALS DECIDED BETWEEN 06/02/2012 AND 23/02/2012.**

The Acting Director of Regeneration, Housing and Planning submitted a report detailing Planning Appeals decided between 06/02/2012 and 23/02/2012.

Resolved – That the report be noted.

199 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 06/02/2012 AND 23/02/2012.**

The Acting Director of Regeneration, Housing and Planning submitted a report detailing applications delegated to him and decided on between 06/02/2012 and 23/02/2012.

Resolved – That the report be noted.
