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PLANNING COMMITTEE

Thursday, 28 June 2012

Present: Councillor B Mooney (Chair)

Councillors D Elderton D Realey
E Boulton J Walsh
P Johnson P Hayes
S Kelly A Leech
B Kenny

Deputies: Councillors J Crabtree

24 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held Thursday 24 May 2012.

Resolved – That the minutes be received.

25 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were 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

26 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/12/00131 - Erection of a single storey front extension to provide 2 bedrooms & modifications to existing external store, with new access to courtyard - 23 ASHVILLE ROAD, BIRKENHEAD, CH41 8AU (Councillor Realey)

APP/12/00468 - Remodelling of existing dwelling including a two-storey side extensions, front dormer window extensions, a rear balcony and a single storey rear extension - 74 OLDFIELD DRIVE, HESWALL, CH60 9HA (Councillor Johnson)

APP/12/00084 - Erection of single storey extension at rear (retrospective) - Muzzy Charcoal Grill, 29 LISCARD VILLAGE, LISCARD, CH45 4JG (Councillor Kenny)

27 **APP/11/00964 - FIVE OCEANS INTERNATIONAL REMOVERS, 93 CHESTER STREET, BIRKENHEAD, CH41 5DE - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 28 APARTMENTS (EXTENSION OF TIME 05/5224)**

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

On a motion by Councillor Johnson and seconded by Councillor Elderton it was:

Resolved (11:0) – 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 buildings 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 details.**
- 3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels; means of enclosure; the materials to be used in the surfacing of car parking spaces, vehicle and pedestrian access and circulation areas; the provision of minor artifacts and structures such as furniture, refuse or other storage units, signs and lighting; the provision of proposed and the protection of existing functional services above and below ground such as drainage power, communications cables, pipelines and indicating lines, manholes and supports.**
- 4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with**

the local planning authority.

5. A landscape management plan, including 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 any part of the development. The landscape management plan shall be carried out as approved.

6. No external security or floodlighting other than that included within the approved details of hard and soft landscape works shall be installed within the site unless details have previously been submitted to and approved in writing by the local planning authority.

7. No development shall take place until a noise survey has been carried out to ascertain the likely effect on the apartments hereby permitted from traffic noise on Chester Road. The survey shall be submitted to and approved in writing by the local planning authority. If the survey identifies any of the apartments as coming within noise exposure categories B and C as set out in the table of recommended noise exposure categories in Annex 1 of PPG24 "Planning and Noise", a scheme of noise insulation for these apartments shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before any of the apartments identified in the survey are occupied. Thereafter the approved scheme shall be retained.

8. No development shall take place until a scheme for the secure storage of cycles within the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out before any of the apartments hereby permitted are occupied and retained thereafter.

9. No development shall take place until a Green Travel Plan has been submitted to and approved in writing by the local planning authority. The submitted Green Travel Plan shall include information on public transport services within the area, measures for encouraging the use of alternative modes of travel to the car and a mechanism for monitoring and reviewing the Green Travel Plan, including the submission of an annual review and action plan to the local planning authority. The information on public transport services and measures for encouraging more alternative modes of travel contained in the approved Green Travel Plan shall be provided to the first occupiers of the apartments hereby permitted. Thereafter, the approved Green Transport Plan shall not be varied except as agreed in writing with the local planning authority or through the annual review and action plan.

APP/11/01528 - SEACOMBE FERRY HOTEL, VICTORIA PLACE, SEACOMBE, CH44 6NR - CONSTRUCTION OF 20 NEW DWELLINGS COMPRISING TWO HOUSES AND 18 APARTMENTS WITH CAR PARKING, APPLICANT: PLANT BUILDING CONTRACTORS

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

Two petitioners addressed the meeting

The applicant addressed the meeting

On a motion by Councillor Realey and seconded by Councillor Walsh 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. 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 carried out in accordance with the details as approved.**
- 3. The proposed landscaping shall be completed before the accommodation hereby approved is occupied and thereafter shall be maintained to the satisfaction of the Local Authority.**
- 4. Before the development is brought into use, the bathroom and corridor windows in the western elevation shall be obscurely glazed and non opening up to a height of 1.7m above the internal floor level and retained as such thereafter.**
- 5. None of the dwellings hereby approved shall be occupied until details of replacement signage explaining the restricted vehicular access to the site has been agreed in writing with the Local Planning Authority. The approved signage shall be erected before the dwellings are occupied.**
- 6. The development shall be carried out in accordance with the amended plans received on 18/5/2012,**
- 7. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 13 July 2011, 14 July 2011 and 18 May 2012 and listed as follows: 1137(5)001, 1137(5)002, 1137(5)003, 1137(5)004, 1137(5)005B, 1137(5)006B, 1137(5)007B, 1137(5)008B, 1137(5)009B, 1137(5)010B and 1137(4)010.**

29 **APP/12/00030 - CAMMELL LAIRD, CAMPBELTOWN ROAD, TRANMERE, CH41 9BP - TEMPORARY PLANNING PERMISSION FOR THREE YEARS TO ERECT AMENITIES (PORTACABINS, SUB STATIONS X 2, WAREHOUSE STORAGE BUILDING, STORAGE TANK, GANGWAY AND PONTOON, PALISADE FENCING, ACCESS GATES AND 6 LIGHTING TOWERS) TO FACILITATE THE COORDINATION OF CONSTRUCTION OF PARTS OF THE GWYNT Y MOR OFFSHORE WIND FARM.**

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

On a motion by Councillor Boulton and seconded by Councillor Realey it was:

Resolved (11:0) – That the application be approved subject to the following conditions;

- 1. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 28th June 2015 in accordance with a scheme of works submitted to and approved by the Local Planning Authority.**
- 2. The proposed illumination shall be shielded away from the highway and neighbouring houses in a manner to be agreed with the Local Planning Authority to prevent glare. The shielding shall be retained thereafter**
- 3. If, during development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.**
- 4. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.**
- 5. The development hereby permitted shall not be commenced until such time as a scheme to install oil and petrol separators has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.**
- 6. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30 January and 9 February 2012 and listed as follows: REN/GYAM/0089/A (dated**

06.01.2012); REN/GYAM/0089/B (dated 30.01.2012); REN/GYAM/0092/A (dated 06.01.2012); REN/GYAM/0092/B (dated 30.01.2012); LE11198-002 (dated 30.01.2012); FS/0381024-1 (dated 30.01.2012); FS/0381024-11 (dated 30.01.2012)
FS/0381024-4 (dated 30.01.2012); FS/0381024-5 (dated 30.01.2012); FS/0381024-6 (dated 30.01.2012); FS/0381024-7 (dated 30.01.2012); FS/0381024-8 (dated 30.01.2012); FS/0381024-12 (dated 30.01.2012); FS/0381024-10 (dated 30.01.2012); FS/0381024-09 (dated 30.01.2012); FS/0381024-14 (dated 30.01.2012); FS/0381024-15 (dated 30.01.2012); FS/0381024-02 (dated 30.01.2012); FS/0381024-15 (dated 30.01.2012); FS/0377940-1 (dated 30.01.2012); FL/2011/0377940-3 (dated 30.01.2012); 205233/1 (dated 30.01.2012); 205233/2 (dated 30.01.2012) & 205233/3 (dated 30.01.2012)

7. The site must be drained on a total separate system, with only foul drainage ultimately connected into the public foul sewerage system

8. All fuel and chemical storage tanks must have adequate bund walls with outlets. The bund must be capable of holding more than the largest tank within it.

- 30 **APP/12/00131 - 23 ASHVILLE ROAD, BIRKENHEAD, CH41 8AU - ERECTION OF A SINGLE STOREY FRONT EXTENSION TO PROVIDE 2 BEDROOMS & MODIFICATIONS TO EXISTING EXTERNAL STORE, WITH NEW ACCESS TO COURTYARD.**

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

- 31 **APP/12/00253 - WHITES FARM SHOP, STATION ROAD, THURSTASTON, CH61 0HN - CHANGE OF USE TO MIXED USE COMPRISING FARM SHOP AND ASSOCIATED CAFE (RESUBMISSION OF REF: APP 10/01234)**

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

A ward Councillor addressed the meeting.

On a motion by Councillor Elderton and seconded by Councillor Kenny it was:

Resolved (10:1) - That consideration of the item be deferred for further information.

- 32 **APP/12/00260 - 8 STANLEY ROAD, HOYLAKE, CH47 1HW - ERECTION OF A SINGLE STOREY REAR EXTENSION, DEMOLITION OF EXISTING**

DETACHED GARAGES AND ERECTION OF A NEW DOUBLE GARAGE/BBQ ROOM, REAR WALL WITH GATE OPENING, NEW FRONT PORCH (REPLACEMENT), AND INSTALLATION OF A FIRST-FLOOR REAR FACING BALCONY.

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

On a motion by Councillor Realey and seconded by Councillor Walsh it was:

Resolved (8:3) – That the item 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 built in accordance with details shown on plans submitted to and received by the Local Planning Authority dated 19th April 2012.**
- 3. The detached garage shall be built in accordance with details shown as 'Option 2' on amended plan received by the Local Planning Authority dated 19th April 2012**
- 4. The rear balcony shall be built in accordance with details shown on amended plan received by the Local Planning Authority dated 19th April 2012.**
- 5. The material used within the external finish of the balcony shall be constructed from timber and stained with a suitable colour to be agreed in writing with the Local Planning Authority in accordance with details shown on amended plan received by the Local Planning Authority on 19th April 2012.**
- 6. Before the balcony hereby approved is constructed, details of a 1.8 metres high screen to be erected along the full length of both sides of the balcony shall be submitted to and approved in writing by the local planning authority. The approved screen shall be erected in strict accordance with such details to be approved and before the balcony is first brought into use and shall be retained as such thereafter.**
- 7. Before the development commences a detailed drawing at a scale of 1:20 showing the dimensions and finish of the balcony and balustrade shall be submitted to and approved in writing by the Local Planning Authority. The balcony and balustrade shall be implemented in accordance with the approved detail, and retained as such thereafter.**
- 8. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 19 April, 2012**

(as amended).

- 33 **OUT/12/00331 - BRIDGE COURT, BRIDGE ROAD, WEST KIRBY - OUTLINE PLANNING APPLICATION FOR (A) CONSTRUCTION OF FORTY EIGHT TWO BED APARTMENTS WITH ASSOCIATED CAR PARKING, AND (B) A NEW HEALTHCARE FACILITY WITH ASSOCIATED CAR PARKING.**

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

A ward Councillor addressed the meeting

A petitioner addressed the meeting

The Agent addressed the meeting

On motion by Councillor Kenny and seconded by Councillor Elderton it was

Resolved (11:0) – 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 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. 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 Local Planning Authority (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.

4. 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 occupation, in accordance with the details so approved, 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. Development shall not commence until details of works to provide a Toucan Crossing on Orrysdale Road have been submitted to and agreed in writing by the Local Planning Authority. First occupation of the development shall not commence until works have been completed in accordance with the agreed details, to the satisfaction of the Local Planning Authority.

7. No works or development shall take place until a detailed Method Statement for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved method statement. For the avoidance of doubt, the method statement shall include:

- a) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work.
- b) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).
- c) the details and positions of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- d) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).

- e) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).
- f) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- g) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- h) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction.
- i) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- j) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
- k) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837).
- l) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- m) the timing of the various phases of the works or development in the context of the tree protection measures.

8. 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.

9. Development shall not commence until details of works to widen the existing footway to 2.0 metres along the east side of Orrysdale Road from

Bridge Road to the southernmost extent of the site have been submitted to and agreed in writing by the Local Planning Authority. First occupation of the development shall not commence until those works have been completed in accordance with the agreed details, to the satisfaction of the Local Planning Authority.

10. Development shall not commence until details of works to provide a shared cycle / footpath along the line of the existing footpath on the grassed area to the east of Orrysdale Road from Bridge Road to the southernmost extent of the site have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the details hereby submitted shall include a maintenance schedule. Prior to first occupation the works shall be completed in accordance with the written approval to the satisfaction of the Local Planning Authority and shall be retained as such thereafter and maintained in accordance with the approved maintenance schedule.

11. Development shall not commence until details of works to provide a footpath linking Orrysdale Road and Bridge Road have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the details hereby submitted shall include a maintenance schedule. Prior to first occupation the works shall be completed in accordance with the written approval to the satisfaction of the Local Planning Authority and shall be retained as such thereafter and maintained in accordance with the approved maintenance schedule.

12. Development shall not commence until details of works to provide a shared cycle / footway along the west side of Orrysdale Road from the above mentioned Toucan Crossing to Grange Road Toucan Crossing have been submitted to and agreed in writing by the Local Planning Authority. First occupation of the development shall not commence until those works have been completed to the satisfaction of the Local Planning Authority.

13. Development shall not commence until details of works to widen Bridge Court and provide a turning head at its southernmost extent have been submitted to and agreed in writing by the Local Planning Authority. First occupation of the development shall not commence until those works have been completed to the satisfaction of the Local Planning Authority.

14. Development shall not commence until details of a regime for servicing and deliveries for the Health Care Facility have been submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented upon first occupation of the site and shall be retained as such thereafter. For the avoidance of doubt, all deliveries and servicing shall only take place between the hours of 07.00 and 22.00 Monday to Saturday. On Sundays and Bank Holidays, deliveries and servicing shall only take place between the hours of 09.00 and 17.00.

15. The following activities must not be carried out under any circumstances:

- a) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.**
- b) No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.**
- c) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.**
- d) No mixing of cement or use of other materials or substances shall take place within a RPA, or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA**
- e) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.**

16. All excavations within the crown spreads of existing trees, situated on or off site, shall be undertaken manually by hand with the use of hand tools and only upon the prior written approval of the local authority shall the use of a mechanical digger be permitted within the crown spreads of trees. Severance of tree roots is to be avoided and under no circumstances shall roots of a diameter 25mm or greater be removed, severed or damaged.

17. A Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 6 months of occupation of the development hereby approved. 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:

- I. A commitment to the principals outlined in the draft Framework Travel Plan;**
- II. Any changes to the existing transport services to the site;**
- III. Results of the initial staff travel survey;**
- IV. Details of visitor travel patterns;**
- V. Revised targets for modal shift or split based upon the travel survey;**
- VI. Identification of a Travel Plan co-ordinator;**
- VII. An action plan of measures with a timescale for implementation;**
- VIII. Detail of measures and resource allocation to promote the Travel Plan; and**
- IX. 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.**

18. The development hereby permitted shall not be commenced until such

time as a datum for measuring land levels has been submitted to and agreed in writing by the Local Planning Authority. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out in accordance with the approved details and retained as such thereafter.

19. The development hereby permitted shall not be commenced until such time as a scheme for the management of overland flow from surcharging of the site's surface water drainage system is submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed ground levels and proposed finished floor levels. The development shall be implemented in accordance with the approved scheme..

20. The development hereby permitted shall not be commenced until such times as a scheme for the provision and implementation of a surface water regulation system has been submitted to, and approved in writing by, the local planning authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable Drainage Systems (SuDS) and the results of the assessment provided to the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

21. Prior to the commencement of development approved by this planning permission the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing by the Local Planning Authority:

- 1) A preliminary risk assessment which has identified:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways & receptors
 - Potentially unacceptable risk arising from contamination at the site
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site
- 3) The site investigation results and the detailed risk assessment (2) and, based on remediation measures required and how they are to be undertaken
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local

Planning Authority. The scheme shall be implemented as approved.

22. Notwithstanding the submitted details, and having regard to the submitted Design Out Crime Advice, the development authorised by this permission shall not begin until the Local Planning Authority has approved in writing the details of measures to be incorporated for the prevention of crime. The detail shall include the following measures:

- **CCTV cameras to be installed to the building and car park;**
- **Roller shuttering or 6.4mm laminated glazing to be installed to ground floor vulnerable windows;**
- **Bollards, planters or an alternative feature to the front elevation of the health centre capable of stopping a vehicular attack to the building.**

The development shall be implemented in accordance with the approved details, and retained as such thereafter.

23. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 20 March 2012.

- 34 **APP/12/00468 - 74 OLDFIELD DRIVE, HESWALL, CH60 9HA - REMODELLING OF EXISTING DWELLING INCLUDING A TWO-STOREY SIDE EXTENSIONS, FRONT DORMER WINDOW EXTENSIONS, A REAR BALCONY AND A SINGLE STOREY REAR EXTENSION.**

Resolved – That the application be resolved for a formal site visit.

- 35 **APP/12/00476 ROCK FERRY - MORECROFT ROAD, ROCK FERRY, CH42 1NX - PROPOSED NEW BUILD OF 17NO. DWELLINGS. 15NO. FOR DISCOUNTED RENT AFFORDABLE HOUSING (PLOTS 11 TO 25) CONSISTING OF 8NO. 2 BED BUNGALOWS AND 7NO. 3 BED 2 STOREY & 2½ STOREY HOUSES AND 2NO. FOR PRIVATE MARKET SALE, 3 BED 2 STOREY HOUSES, ALL WITH ASSOCIATED HARD & SOFT LANDSCAPING**

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

On a motion by Councillor Boulton and seconded by Councillor Elderton. It was:

Resolved (11:0) – That the item 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 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.**

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the enlargement, of the dwelling(s) or any addition to the roof or the erection or construction of a porch shall not be carried out.

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 in full before the first occupation of the development hereby permitted, in accordance with the approved details, and shall be retained as such thereafter.

6. Details of a scheme for landscaping shall be submitted to and approved by the Local Planning Authority. The proposed landscaping shall be completed before the proposal hereby approved is occupied and thereafter shall be maintained to the satisfaction of the Local Authority.

7. Landscaping works to be carried out in accordance with the approved details as set out in Condition 6

8. Construction of 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 construction of new highway and amendment of existing highway made necessary by this development, including details of all traffic calming measures, traffic regulation orders, traffic signs, road markings, tactile paving and accesses onto New Chester Road. The approved works shall be completed in accordance with the local planning authority's written

approval and in accordance with a written timetable to be agreed with the local planning authority prior to commencement of construction. The scheme shall be implemented in full and retained as such thereafter.

9. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 5th April 2012 & 29th May 2012 and listed as follows: 10-025-225 Rev A (dated Nov 11); 10-025-111 Rev E (dated Sept 11); 10-025-112 Rev F (dated Sept 11); 10-025-220 (dated Nov 11); 10-025-221 (dated Nov 11); 10-025-222 (dated Nov 11); 10-025-223 (dated Nov 11) & 10-025-224 (dated Nov 11).

10. Pr10. Prior to commencement of development a ground contamination survey shall be 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 the Local Planning Authority for approval 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 be submitted to and approved by the Local Planning Authority before commencing any development of the site. The approved scheme shall be implemented in full and retained as such thereafter.

- 36 **APP/12/00084 - MUZZY CHARCOAL GRILL, 29 LISCARD VILLAGE, LISCARD, CH45 4JG PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION AT REAR (RETROSPECTIVE)**

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

- 37 **APP/12/00263 - 7 CRANFORD CLOSE, EASTHAM, CH62 9DH - PROPOSAL: DOUBLE STOREY REAR AND SIDE EXTENSION, AND FRONT PORCH ALTERATIONS**

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

On a motion by Councillor Boulton and seconded by Councillor Johnson it was:

Resolved (11:0) – 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 carried out in accordance with the approved plans received by the local planning authority on 14 March 2012 and listed as follows: 129_2011_01 (dated 14 Dec 2011) & 129_2011_02 (dated 14 Dec 2011).

38 APP/12/00310 - 11 CAVENDISH ROAD, BIRKENHEAD, CH41 8AX - ERECTION OF A DETACHED SIDE GARAGE

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

On a motion by Councillor Johnson and seconded by Councillor Boulton it was:

Resolved (11:0) - 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 carried out in accordance with the approved plans received by the local planning authority on 16th May 2012 and listed as follows: Existing and Proposed Plans, drawing number 100_2011_01, dated 24.08.2011

3. All doors which form part of the extension hereby approved shall be constructed in timber, and retained as such thereafter.

4. No development shall commence until a samples of the materials to be used in the construction of all external surfaces including the type of roof material and rain water goods have been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and retained as such thereafter.

39 APP/12/00402 - 18 BELFIELD DRIVE, OXTON, CH43 5SJ - PROPOSAL: PROPOSED GARAGE CONVERSION, SINGLE-STOREY REAR EXTENSION, NEW GARAGE AND AREA OF EXTENDED DECKING TO REAR.

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

On a motion by Councillor Elderton and seconded by Councillor Hayes it was:

Resolved (11:0) – 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 carried out in accordance with the approved plans received by the local planning authority on 16 April 2012 and listed as follows: Drawing no. 37_2012_01 (dated 27.02.2012); Drawing no. 37_2012_02 (dated 27.02.2012) & Drawing no. 37_2012_03 (dated 27.02.2012).

3. The garage door hereby permitted shall be metal or timber, unless otherwise agreed with the Local Planning Authority, and retained thereafter.

40 APP/12/00477 - 11 HARLIAN AVENUE, MORETON, CH46 0RT - PROPOSAL: ERECTION OF TWO STOREY SIDE EXTENSION

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

On a motion by Councillor Boulton and seconded by Councillor Kelly it was:

Resolved (11:0)- 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 carried out in accordance with the approved plans received by the local planning authority on 5 April 2012 and listed as follows: 57_2012_01 (dated 22.03.2012), 57_2012_02 (dated 22.03.2012) and 57_2012_03 (dated 22.03.2012).

41 APP/12/00525 - 15 KNIGHTSBRIDGE COURT, NOCTORUM, CH43 9HF - PROPOSAL: FIRST FLOOR REAR EXTENSION

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

On a motion by Councillor Johnson and seconded by Councillor Elderton it was:

Resolved (11:0) – 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 carried out in accordance with the approved plans received by the local planning authority on 30 May 2012 and listed as follows: 60_2012_01 (dated 10.04.2012).

3. Prior to the extension being brought in to use, the first floor side window in the south west facing elevation of the development hereby permitted shall be obscurely glazed and non-opening up to a height of 1.7 metres from the internal finished floor level, and shall be retained as such thereafter.

42 **APP/12/00554 - 9 GARDEN HEY ROAD, MEOLS, CH47 5AS - PROPOSED GARAGE CONVERSION WITH BAY WINDOW, SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH HIP TO GABLE ALTERATIONS AND REAR DORMER WINDOW (AMENDED DESCRIPTION)**

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

On a motion by Councillor Johnson and seconded by Councillor Elderton it was:

Resolved (11:0) – 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 carried out in accordance with the approved plans received by the local planning authority on 30 May 2012 and listed as follows: 67_2012_01 (dated 14.04.2012), 67_2012_02 (dated 16.04.2012) and 67_2012_03 (dated 16.04.2012).

3. Prior to the extension being brought in to use, the new second floor side window in the north east facing elevation of the development hereby permitted shall be obscurely glazed and non-opening up to a height of 1.7 metres from the internal finished floor level, and shall be retained as such thereafter.

43 **APP/12/00654 - SKOMER, NOCTORUM LANE, BIDSTON, CH43 9UA - SINGLE STOREY SIDE EXTENSION**

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

On a motion by Councillor Boulton and seconded By Councillor Johnson it was:

Resolved (11:0) – 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 carried out in accordance with the approved plans received by the local planning authority on 16th May 2012 and listed as follows: 08_2012_01 (dated 02/03/2010); 08_2012_02 (dated 02/03/2010).**

44 **PROPOSED EXTENSION TO BURBO BANK OFFSHORE WIND FARM**

A report by the Director of Regeneration, Housing and Planning informed Members of a consultation that has been received from DONG Energy, regarding the proposed development of an extension to the west of the existing Burbo Bank wind farm, some 7km from the North Wirral Coast off Hoylake and Meols.

Councillor Watt addressed the meeting as a representative of a coastal ward.

On an amended motion by Councillor Elderton and seconded by Councillor Realey it was:

Resolved (11:0)– That the Committee wishes to express support in principle for renewable energy development, but in relation to the specific development proposed for the Burbo Bank Offshore Wind Farm, that the Council responds to the Section 42 consultation highlighting areas of visual impact , noise, recreational navigation, socio-economics, ecology and tourism as key areas of importance to the Local Authority as the project and associated Environmental Impact Assessment is progressed.

45 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 15/05/2012 AND 14/06/2012**

The Director of Regeneration, Housing and Planning submitted a report detailing applications delegated to him and decided upon between 15/05/2012 and 14/06/2012.

Resolved – That the report be noted.

46 **PLANNING APPEALS DECIDED BETWEEN 15/05/2012 AND 14/06/2012**

The Director of Regeneration, Housing and Planning submitted a report detailing planning appeals decided upon between 15/05/2012 and 14/06/2012

Resolved – That the report be noted.

47 **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

Councillor Eddie Boulton addressed the meeting to speak of his disappointment with the failure of technical equipment

The Committee and members of the public were assured by the Planning Service Manager (Development Management) that in future meetings provisions will be taken to prevent this from happening again.

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