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PLANNING COMMITTEE

Thursday, 21 June 2018

<u>Present:</u>	Councillor	A Leech (Chair)	
	Councillors	S Foulkes RL Abbey P Cleary G Davies D Elderton K Hodson	AER Jones T Jones M Jordan S Kelly I Lewis
<u>Deputy:</u>	Councillor	C Meaden (In place of S Frost)	

15 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 31 May 2018.

Resolved – That the minutes be approved.

16 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked whether they had any personal or prejudicial interests in connection with any application on the agenda and if so to declare them and state the nature of the interest.

Councillor S Foulkes declared a prejudicial interest in respect of Item 4 (Site of Lock Up Garages, Mallowdale Close, Eastham – Construction of 6 New Houses and 1 New Bungalow) by virtue of him being a Board Director of Majenta Living Housing Association.

17 REQUESTS FOR SITE VISITS

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

No requests for site visits were made.

18 APP/18/00445: SITE OF LOCK UP GARAGES, MALLOWDALE CLOSE, EASTHAM - CONSTRUCTION OF 6 NEW HOUSES AND 1 NEW BUNGALOW

Councillor S Foulkes declared a prejudicial interest in this matter and left the room during its consideration (minute 16 refers).

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

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

Resolved (12:0) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 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 12th April 2018 and listed as follows: 1870-01; 1870-06C; 1870-10
3. 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.
4. Construction of the development authorised by this permission shall not begin until the Local Planning Authority (LPA) has approved in writing a full scheme of works for the construction of the new vehicle accesses from the highway and any amendments to the existing highway made necessary by this development, including details of the vehicle accesses, tactile paved pedestrian crossings to the junction of Mallowdale Close / Darleydale Drive, street lighting amendments, surface water drainage connections and amendments to the footway in Mallowdale Close. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.

19 **APP/18/00431: LAND ADJACENT TO 168 BOLTON ROAD EAST, NEW FERRY, WIRRAL, CH62 4RU - ERECTION OF 9 NO. APARTMENTS IN A THREE-STOREY BUILDING**

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

On a motion by Councillor Foulkes and seconded by Councillor Davies it was:

Resolved (13:0) – That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 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 10th April 2018 and listed as follows: 726.02; and 726.04, and the amended plans received on 22nd May 2018 and listed as: 726.03d; and 726.05b
3. 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.

- 4. PRIOR TO COMMENCEMENT OF DEVELOPMENT, full details of proposed hard and soft landscaping (including all proposed boundary treatment and future maintenance arrangements) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation of the development unless otherwise agreed in writing by the Local Planning Authority.**
- 5. Construction of the development authorised by this permission shall not begin until the Local Planning Authority (LPA) has approved in writing a full scheme of works for the construction of the new vehicle access from the highway and any amendments to the existing highway made necessary by this development, including details of the new vehicle access in accordance with LPA commercial crossing specification and amendments to the footway to Dock Road North. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.**
- 6. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.**
- 7. NO DEVELOPMENT SHALL TAKE PLACE until an assessment carried out in accordance with authoritative technical guidance (CLR11) has been submitted to and approved in writing by the Local Planning Authority. If any contamination posing unacceptable risks is then found, a report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority.**

The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority.

- 8. Further to Condition 7, if during the course of development any contamination posing unacceptable risk is found which has not been previously identified, additional measures for the remediation of the land shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved by the Local Planning Authority**
- 9. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse including recycling facilities, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.**

APP/17/01521: CROWS NEST, CHESTER HIGH ROAD, THORNTON HOUGH, CH64 3TE - DEMOLITION OF EXISTING BRICK BUILDING, CURRENTLY USED AS A WORKSHOP AND STORE FOR THEIR BUSINESS WIRRAL TURF, AND BUILD A DETACHED DWELLING / ANNEXE TO THE CROWS NEST. - AMENDED PLANS

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

A Ward Councillor addressed the Committee.

On a motion by Councillor S Foulkes and seconded by Councillor K Hodson it was:

Resolved (13:0) That the application be approved subject to the following conditions:

- 1. The development hereby permitted shall be begun before the expiration of 3 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 10/1/18 and listed as follows: CRO001-001-A1 R2 and received by the local planning authority on 6/3/18 and listed as: CRO001/101 R4, CRO001/102 R4, CRO001/103, R4 CRO001/104 R4 and CRO001/010 R2.**
- 3. 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.**
- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building hereby approved.**
- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (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.**
- 6. The proposed boundary treatment detailed on drawing CRO001/010 shall be erected before the dwelling hereby approved is occupied and retained as such thereafter.**
- 7. A scheme for the provision of bird boxes on site to mitigate for the potential loss of breeding bird habitat, shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The boxes shall be installed before the dwelling is occupied.**

8. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval to the Local Planning Authority.
9. The proposed mitigation measures in relation to bats detailed in the submitted report ; *Etive Ecology Ltd, Bat Inspection Report 4 January 2018*, shall be put in place before the dwelling hereby approved is occupied.

21 **APP/17/01358: 25 SLATEY ROAD, OXTON, WIRRAL, CH43 4UE - PROPOSED TWO-STOREY SIDE EXTENSION TO PROVIDE 2 NO. ONE-BEDROOM APARTMENTS AND CAR PARK AREA TO FRONT, TO AN EXISTING DWELLING PREVIOUSLY CONVERTED INTO APARTMENTS**

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

The Lead Petitioner addressed the Committee.

The applicant addressed the Committee.

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

Resolved (13:0) – That the application be refused for the following reason:

The proposal would result in a development which would, due to its scale and siting, have an overbearing and unneighbourly impact upon the amenities of the neighbouring property, which is contrary to Supplementary Planning Document 2 and the National Planning Policy Framework.

22 **APP/17/01295: LAND AT ACRE LANE AND MEADOWSIDE ROAD, BROMBOROUGH, CH62 7BX - DETAILED APPLICATION FOR THE ERECTION OF 217 DWELLINGS, WITH ASSOCIATED ACCESS (OFF ACRE LANE AND MEADOWSIDE ROAD) AND LANDSCAPING AND OTHER ANCILLARY WORKS.**

Resolved – That consideration of this item be deferred to allow officers to assess the additional information that had been received.

23 **DELEGATED DECISIONS**

The Corporate Director for Delivery Services submitted a report detailing planning applications decided under delegated powers between 20 May and 11 June 2018.

Resolved – That the report be noted.

24 **ADOPTION OF THE MODEL COUNCIL MEMBERS PLANNING CODE**

The Director of Governance and Assurance submitted a report seeking support for the recommendation of the Standards and Constitutional Oversight Committee that the Model Council Members Planning Code produced by Lawyers in Local Government (LLG) be adopted by the Council.

Resolved – That it be recommended to Council that the Model Planning Code appended to the report be adopted and included within the Council Constitution.

25 **JUDICIAL REVIEW UPDATE**

The Director of Governance and Assurance provided Members with a brief update in respect of this matter.