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PLANNING COMMITTEE

Thursday, 19 July 2018

Present: Councillor A Leech (Chair)

Councillors	RL Abbey	AER Jones
	P Cleary	T Jones
	G Davies	M Jordan
	D Elderton	S Kelly
	S Frost	I Lewis
	K Hodson	

Deputies: Councillors B Kenny (for S Foulkes)

26 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 21 June 2018.

Resolved – That the minutes be approved.

27 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 K Hodson declared a prejudicial interest in connection to item 7 (APP/18/00223) by virtue of her being a personal friend of the applicant.

Councillor G Davies declared a personal interest in relation to APP/18/00616 listed within the delegated decisions report by virtue of his involvement in the application.

Councillor T Jones declared a personal interest in relation to APP/18/00553 listed within the delegated decisions report by virtue of him being a member of the Wallasey Yacht Club.

28 REQUESTS FOR SITE VISITS

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

No such requests were made.

29 **ORDER OF BUSINESS**

The Chair agreed to vary the order of business.

30 **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.**

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

As there were two separate petitions, each of the Lead Petitioners addressed the Committee.

The Applicant addressed the Committee.

A Ward Councillor addressed the Committee

On a motion by Councillor Kelly and seconded by Councillor Lewis it was moved that the application be refused on the following grounds:

“It is the opinion of the Local Planning Authority that the proposed development would have an unacceptable impact upon the character and amenity of the area by virtue of the layout, density and scale of the proposed development. The proposal is therefore contradictory to Unitary Development Plan Policy HS4 – Criteria for New Housing Development.

It is the opinion of the Local Planning Authority that the proposed access from Meadowside Road would result in an unacceptable impact upon highway safety as a result of the introduction of a significant number of additional vehicular movements to the locality which would exceed the capacity of the existing local transport infrastructure and is thereby contrary to the planning brief for the Acre Lane site and to Unitary Development Plan Policy HS4 – Criteria for New Housing Development.

It is the opinion of the Local Planning Authority that the proposal would result in an unacceptable impact upon highway safety in Dawpool Drive, Greenfields Avenue and Allport Lane as a result of the introduction of a significant number of additional vehicular movements to the locality which would exceed the capacity of the existing local transport infrastructure and is thereby contrary to Unitary Development Plan Policy HS4 – Criteria for New Housing Development.”

The motion was put and lost (6:7)

On a motion by Councillor Abbey and seconded by Councillor G Davies it was:

Resolved (7:6) That the application be approved subject to a 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 development hereby permitted shall be carried out in accordance with the approved plans as received by the local planning authority on the 24 October 2017, 28 February 2018 and listed as follows:**
N1016/P/PL01 (Rev L) dated 04/10/16, N1016/P/SS01 dated 04/10/17, N1016/P/MD01 dated 14/09/17, N1106/P/LP01 House Type Country Style drawings N1016/HTALD/02, N1016/P/HTAPP/02, N1016/P/HTBEX/02, N1016/P/HTBRA/02, N1061/P/HTBRE/02, N1016/P/HTDUN/05, N1016/P/HTOU/02, N1016/P/HTMAL/02, N1016/P/HTRUF/02, N1016/P/HTSTAU/02, N1016/P/HTSTR/02, N1016/P/HTSUT/02, N1016/P/HTWHA/02, N1016/P/HTWIL/02 AND N1016/HTWILSA/04 DTAED 14/09/17, Landscape Structure Plan M2925.01 dated 10.2017 and House Type Edwardian Style N1016/HTALD/02, N106/P/HTAPP/02, N1016/P/HTBEX/02, N1016/P/HTBRA/02, N1016/P/HTBRE/02, N1016/P/HTDUN/05, N1016/P/HTHOU/02, N1016/P/HTMAL/02, N1016/P/HTRUF/02, N1016/P/HTSTAU/02, N1016/P/HTSTR/02, N1016/P/HTSUT/02, N1016/P/HTWA/02, N1016/P/HTWIL/02, N1016/HTWILSA/04 dated 14/09/17
- 3. NO DEVELOPMENT SHALL TAKE PLACE until samples of 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.**
- 4. PRIOR TO FIRST OCCUPATION OF THE DEVELOPMENT details of a scheme for all boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.**
- 5. 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.

6. 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.

7. NO DEVELOPMENT SHALL TAKE PLACE until a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out in accordance with the approved details.

8. Foul and surface water shall be drained on separate systems

9. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

10. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse, 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.

11. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a Construction Environment Management Plan (CEMP) and a Method Statement for the construction of the development hereby approved has been submitted to, and approved in writing by the Local Planning Authority. The CEMP should address and propose measures to minimise the main construction effects of the development and shall include details of ecological mitigation, construction and demolition waste management, pollution prevention and soil resource management. The Plan shall include the agreed method statements to mitigate or avoid adverse environmental impacts:

- Invasive species remediation scheme;
- Ecological mitigation plan/measures;
- Waste Audit or similar mechanism;
- Measures to Prevent Pollution of Control Waters.

The CEMP should be compiled in a coherent and integrated document and should be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures. Details submitted in respect of the method statement shall provide for routes for construction traffic, the provision of parking facilities for contractors and visitors during all stages of the development, hours of operation, the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials and shall provide for wheel cleaning facilities during the demolition, excavation, site preparation and construction stages of the development and/or method(s) of prevention of mud being carried onto the highway.

12. NO DEVELOPMENT SHALL TAKE PLACE until a full scheme of works and timetable for the construction of the new highways and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, traffic calming, tactile paved pedestrian crossings, street furniture, access onto the adjacent highway, road safety audit and monitoring has been submitted to and agreed in writing by the Local Planning Authority, The approved works shall be completed in accordance with the Local Planning Authority's written approval prior to the occupation of the development.

13. WITHIN 3 MONTHS OF THE FIRST OCCUPATION OF THE RESIDENTIAL DEVELOPMENT a 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.

14. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT full details of permanent replacement bat roosting provision and bird nesting boxes shall be submitted to and approved by the Local Planning Authority. The details shall include bat boxes to be erected on the retained trees and integrated into the brickwork of new dwellings with a plan to show the position, number, type and location and timetable for implementation of both the bat and bird boxes. The development shall be carried out in accordance with the approved details

unless otherwise agreed in writing by the Local Planning Authority.

15. No tree felling or building works shall 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 and trees shall be checked first by an appropriately experienced ecologist to ensure that no breeding birds are present. If present, details of how they will be protected will be required.

16. PRIOR TO COMMENCEMENT OF DEVELOPMENT, full details of a scheme for the eradication of Montbretia (*Crocasmia x crocosmifolia*) an invasive species, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and clearly identify the extent of the invasive species on a scaled plan. It shall include measures that will be used to prevent the spread of Montbretia during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

17. NO DEVELOPMENT SHALL COMMENCE ON SITE UNTIL a scheme of phasing of landscaping, in accordance with the details shown on the submitted landscaping plan (Landscape Structure Plan, Barnes Walker, October 2017, M2925.01) has been submitted to and approved in writing by the Local Planning Authority. The scheme submitted shall detail a timetable for all landscaping works to be phased across the site and the landscaping shall be carried out in the first planting and seeding season following occupation of the dwelling(s) within that particular phase; any trees or plants which within a period of five years die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

18. No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- 1. a survey of the extent, scale and nature of contamination;**
- 2. an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and**

service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

The development shall be carried out in accordance with the approved assessment.

19. Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

20. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

21. Where required by the Local Planning Authority, a monitoring and maintenance scheme of the effectiveness of the proposed remediation must be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented, and any reports produced as a result, shall be submitted and approved in writing by the Local Planning Authority.

22. No development shall commence until detailed plans and particulars of the sustainable drainage system, in the form of a 'Confirmed/ Final' Sustainable Drainage Strategy¹, for the management and disposal of surface water from the site has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The surface water discharge rate must be limited to 43 l/s and details of the 'Confirmed / Final' Sustainable Drainage Strategy¹ must be based on the principles and

details identified in the Proposed Development & Drainage Layout <Mar16 / 30179/AppH / Revision C/ Ironside Farrar>, be accompanied by a completed Operation and Maintenance Plan and meet all requirements specified in the Terms of Condition.

1Terms of condition

‘Confirmed/ Final’ Sustainable Drainage Strategy to include:

- **Justification of final design**
- **Designer risk assessment**
- **Drawings to include:**
 - **Final layout of roads and properties including plot numbers, finished floor levels and boundaries**
 - **Final layout of sewers; outfalls; SuDS; flow controls and overland flow paths (designed for exceedance)**
 - **Longitudinal sections showing existing and proposed ground levels, invert levels (to OS datum), manhole and pipe sizes; pipe gradients; SuDS; emergency overflows and annotation that correlates to the hydraulic calculations**
- **Hydraulic modelling for final drainage strategy to include:**
 - **Pipe network design**
 - **Explicit attenuation/SuDS (to demonstrate robustness)**
 - **Holistic modelling, combining pipe network and SuDS into one model**
 - **System performance for following return periods; 1, 30, 100, 100 plus appropriate climate change allowance, pre and post development**
 - **Runoff volume from the development in the 1 in 100 year, 6 hour rainfall event pre and post development**
 - **Design criteria summary, Full network details table, Contributing area summary, Control/storage structure details, Results summary print outs**
 - **Volumetric runoff co-efficient (Cv) should be set to ‘1’**
 - **Rainfall model should be FEH**
 - **Sensitivity checking for climate change at 40% if lower allowance used**
 - **Urban creep allowance of 10% must be included**
- **Maintenance statement explaining who will own the SuDS and how maintenance and replacement will be funded over the lifetime of the**

development

- Construction phase surface water management plan for each construction phase

23. Prior to the occupation of any properties the applicant must submit 'as built' drainage design/layout drawings and an updated Operation and Maintenance Plan as necessary.

31 **APP/17/01539: WAYSIDE, 8 VICTORIA AVENUE, GAYTON, CH60 8PU - TWO STOREY AND SINGLE STOREY EXTENSIONS, INCLUDING RAISING ROOF RIDGE**

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

On a motion by Councillor Elderton and seconded by Councillor K Hodson 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 6th December 2017 and listed as follows: SP03-A; EX01; EX02; PL01; PL02; PL03; PL04
3. The first and second floor windows on either side elevation of the development hereby permitted shall be obscurely glazed up to a minimum of 1.7 metres above finished floor level and shall be retained as such thereafter
4. Prior to commencement of development, details of two bat boxes and their proposed location within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be installed prior to commencement of development and retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

32 **APP/18/00082: LARTON LIVERY, FRANKBY STILES, FRANKBY - ALTERATION AND EXTENSION OF EXISTING BUILDING (BUILDING 1), TOGETHER WITH ITS CONTINUED USE AS CHAPEL, PET CREMATORIUM AND STORAGE; ALTERATIONS TO BUILDING 2 TO BE**

USED AS A HAIRDRESSERS; AND CONSTRUCTION OF A NEW STORAGE BUILDING

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

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

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

- 1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16th January 2018 and listed as follows: 001; 002; 003; 004; 005; 006**
- 2. Building 2 shall be used only for the purpose of hairdressing and for no other purposes of Use Class A1 specified in the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended nor for any other purpose without the prior permission of the Local Planning Authority.**

33 APP/18/00223: 181 OLD CHESTER ROAD, ROCK FERRY, CH63 8NF - CHANGE OF USE FROM FORMER BANK BUILDING TO RESTAURANT AND BAR

Having previously declared a prejudicial interest in respect of this item Councillor K Hodson left the room during consideration of this item

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

On a motion by Councillor Abbey and seconded by Councillor G Davies it was:

Resolved (11:0) 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 use hereby permitted shall not be open to customers outside the following times**

**Monday to Friday: 10:00 to 23:00
Saturday - 10:00 to 23:50**

Sunday and Bank Holiday - 12:00 to 23:00

3. No deliveries shall be taken at, or despatched from, the site outside the hours of 10:00 to 18:00 Monday to Saturday nor at any time on Sundays, Bank or Public Holidays.

4. No disposal of refuse in the rear yard shall be undertaken outside the hours of 10:00 to 18:00.

5. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 7th March 2018 and listed as follows:

2018_11, 2018_10, 2018_09, 2018_08, 2018_07, 2018_06, 2018_05, 2018_04, 2018_03 (Dated 19.02.2018)

6. No external refrigeration/condenser or air conditioning units shall be installed at the premises without the prior written consent of the Local Planning Authority.

7. 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.

8. Prior to commencement of development, a suitable scheme of fume extraction shall be submitted to and approved in writing by the Local Planning Authority (with reference made to the Defra document 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'). The approved scheme shall be implemented in full prior to the premises first opening, and be retained as such thereafter unless otherwise agreed in writing

34 APP/18/00324: 276 CLAUGHTON ROAD, BIRKENHEAD, CH41 4DX - PROPOSED CONVERSION OF 2 STOREY SINGLE DWELLING INTO 3 NO. ACCOMMODATION UNITS OVER 2 FLOORS

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

It was moved by Councillor Clearly and seconded by Councillor G Davies that the application be refused subject to the following conditions:

“ The development proposed, having regard to the size of the building and by reason of the number of units proposed, would result in an over-intensive use of the building resulting in cramped and unsatisfactory living conditions that fall short of the good standard of amenity for occupants of buildings sought by Paragraph 17 of the National Planning Policy Framework.”

The motion as put and:

Resolved (12:0) That the application be refused on the following grounds:

The development proposed, having regard to the size of the building and by reason of the number of units proposed, would result in an over-intensive use of the building resulting in cramped and unsatisfactory living conditions that fall short of the good standard of amenity for occupants of buildings sought by Paragraph 17 of the National Planning Policy Framework.

35 **APP/18/00434: 231-231A BECKWITH STREET, BIRKENHEAD, CH41 4HW - CHANGE OF USE FROM CAR REPAIR GARAGE TO A CONVENIENCE GROCERY STORE AND OFF LICENCE - RE-SUBMISSION OF PLANNING APPLICATION APP/17/00647**

Councillor Kelly & Councillor A Jones were not present during consideration of this item.

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

The Lead Petitioner addressed the Committee.

The Applicant addressed the Committee.

It was moved by Councillor Abbey and seconded by Councillor Kenny that the application be refused on the following grounds:

“The development proposed, having regard to the size of the building and by reason of the number of units proposed, would result in an over-intensive use of the building resulting in cramped and unsatisfactory living conditions that fall short of the good standard of amenity for occupants of buildings sought by Paragraph 17 of the National Planning Policy Framework.”

The motion was put and:

Resolved (11:0) That the application be refused on the following grounds:

The development proposed, having regard to the size of the building and by reason of the number of units proposed, would result in an over-intensive use of the building resulting in cramped and unsatisfactory living conditions that fall short of the good standard of amenity for occupants of buildings sought by Paragraph 17 of the National Planning Policy Framework

36 APP/18/00458:14 ORSTON CRESCENT, SPITAL, CH63 9NZ - ERECTION OF A FIRST FLOOR SIDE EXTENSION ABOVE GARAGE.

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

On a motion by Councillor Abbey and seconded by Councillor Elderton 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 15 May 2018.**
- 3. The 2 new first floor north-west and north-east facing windows shall be obscurely glazed and non-opening up to a height of 1.7 metres from the internal finished floor level and shall remain as such thereafter.**

37 APP/18/00552: THE OLD COLONIAL, 167 BRIDGE STREET, BIRKENHEAD, CH41 1AY - RESTORATION OF BASEMENT INTO LICENSED PREMISES, INTERNAL ALTERATIONS AND GROUND FLOOR EXTENSIONS.

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

On a motion by Councillor Abbey and seconded by Councillor Cleary 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 7 June 2018 and listed as follows: 2017 129 107 Rev 03, 2017 129 105 Rev 03, 2017 129 106 Rev 03 and on 12 June 2018 and listed as follows: 2017 129 109 01.

38 **APP/18/00579: LAND ADJACENT TO 8 RONE CLOSE, MORETON, CH46 0UF - DEVELOPMENT CONTAINING 6 DWELLINGS AT LAND ASSOCIATED WITH 8 RONE CLOSE**

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

A Ward Councillor addressed the Committee

A discussion was had regarding the inclusion of a 1.8m high brick wall and it was resolved that, if approved the following condition be approved

Prior to first occupation, a 1.8 metres high brick wall shall be erected along the boundary between 1 Tamar Grove and the five parking spaces. This wall shall be retained thereafter unless otherwise agreed in writing with the Local Planning Authority.

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

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

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 4th May 2018 and listed as follows: T007/07;T007/08; T007/09; T007/10; T007/11; T007/12

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 first occupation of the dwellings hereby permitted the approved

landscaping scheme, as set out on Drawing T007/11, shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

5. Notwithstanding the details submitted, 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 Rone Close and Tamar Grove. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.

6. Prior to first occupation, a 1.8 metres high brick wall shall be erected along the boundary between 1 Tamar Grove and the five parking spaces. This wall shall be retained thereafter unless otherwise agreed in writing with the Local Planning Authority.

39 **APP/18/00621: FARR END, 19 FARR HALL DRIVE, HESWALL, CH60 4SH - THE PROPOSAL IS FOR A NEW DORMER STYLE BUNGALOW WITH GARDEN SPACE AND TWO OFF ROAD PARKING SPACES.**

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

A Ward Councillor addressed the Committee

It was moved by Councillor Hodson and seconded by Councillor Elderton that the application be refused on the following grounds:

“The proposed dwelling would represent an unacceptable subdivision of the existing plot, resulting in a cramped overdevelopment of the site, harmful to the character and appearance of the area thereby contrary to Policy HS4 of the adopted Wirral Unitary Development Plan.”

Resolved (11:0) That the application be refused on the following grounds:

The proposed dwelling would represent an unacceptable subdivision of the existing plot, resulting in a cramped overdevelopment of the site, harmful to the character and appearance of the area thereby contrary to Policy HS4 of the adopted Wirral Unitary Development Plan.

40 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS
BETWEEN 11/06/2018 AND 09/07/2018**

The Corporate Director for Delivery Services submitted a report detailing planning applications decided under delegated powers between 11 June and 9 July 2018.

Resolved – That the report be noted.