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PLANNING COMMITTEE

Thursday, 16 August 2018

Present:

Councillor A Leech (Chair)

Councillors

P Cleary
G Davies
D Elderton
S Frost
K Hodson

AER Jones
M Jordan
S Kelly
I Lewis

Deputies:

Councillors

C Meaden (In place of RL Abbey)
P Stuart (In place of S Foulkes)
I Williams (In place of T Jones)

41 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 19 July 2018.

Resolved – That the minutes be approved.

42 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.

43 REQUESTS FOR SITE VISITS

The following requests for site visits were unanimously approved:

APP/18/00243: Beverley, 16 Brimstage Road, Barnston Road, Barnston, CH60 1XG – Erection of 8 apartments in a single block following demolition of existing buildings, together with associated landscaping, parking, bin and cycle storage.

APP/18/00522: Former Pershore House playing fields off Glenavon Road and its replacement with a single dwelling and domestic curtilage and the erection of 28 x 4 bedroom detached dwellings all to be accessed from a single point of access via Glenavon road.

APP/ 18/00669: 2 Donne Avenue, Spital, CH63 9YH – Erection of new two storey, four bedroom detached dwelling with single detached garage.

APP/18/00694: Vacant Land to the rear of 240-240B Wallasey Village, Wirral, CH45 3LP – Erection of two single storey detached dwellings.

- 44 **APP/17/01086: WOODVILLE, RABY ROAD, RABY, CH63 4JR - DEMOLITION OF EXISTING KENNELS AND INDOOR RIDING SCHOOL AND ERECTION OF 8 DETACHED RESIDENTIAL PROPERTIES, WITH ASSOCIATED LANDSCAPING AND INFRASTRUCTURE**

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

On a motion by Councillor George Davies and seconded by Councillor Paul Stuart it was:

Resolved (10:3) That the application be approved subject to the following conditions:

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 14th September 2017 and 3rd July 2018 and listed as follows: 16-157-110 Rev B (dated 03.07.18), 16-157-111 Rev B (dated 03.07.18), 16-157-115 (dated 02.17), 16-157-116 Rev B (dated 10.08.2018), 16-157-120 (01.17), 16-157-122 A (15.02.17) & 16-157-121 (01.17)

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.

No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive unless otherwise agreed in writing by the Local Planning Authority.

The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved in writing by the

Local Planning Authority before any works commence on site. The landscaping works shall 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.

The detailed landscaping plan(s) shall include:

- (i) Details of boundary treatments and hard surfaces;**
- (ii) The location, size and species of all trees to be planted;**
- (iii) The location, size, species and density of all shrub and ground cover planting;**
- (iv) A schedule of implementation; and**
- (v) A schedule/scheme for the subsequent management and maintenance of any trees, shrubs and hedges retained on the site and any proposed to be planted as part of the approved landscaping scheme.**

Construction of the development authorised by this permission shall not begin until the LPA has approved in writing a full scheme of works for the construction of the new vehicle accesses from the highway and amendments to the existing highway made necessary by this development, including new vehicle crossing accesses in accordance with LPA commercial crossing specifications. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.

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.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

Prior to commencement of development details of lighting that shall minimise the impacts on bats and their insect food shall be submitted to and agreed in writing with the local planning authority. The agreed plan shall be implemented in full within an agreed time frame and retained as such thereafter.

Before preparation of levels on site for the development hereby approved, the finished ground floor levels of the dwellings in relation to the existing and proposed site levels, adjacent highway and adjacent properties, together with details of levels of all accesses to include pathways, driveways, steps and/or ramps shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

- 45 **APP/18/00243: BEVERLEY, 16 BRIMSTAGE ROAD, BARNSTON, CH60 1XG - ERECTION OF 8 APARTMENTS IN A SINGLE BLOCK FOLLOWING DEMOLITION OF EXISTING BUILDING, TOGETHER WITH ASSOCIATED LANDSCAPING, PARKING, BIN AND CYCLE STORAGE**

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

- 46 **APP/18/00522: FORMER PERSHORE HOUSE SCHOOL PLAYING FIELDS, OFF GLENAVON ROAD, PRENTON - DEMOLITION OF NO. 81 GLENAVON ROAD AND ITS REPLACEMENT WITH A SINGLE DWELLING AND DOMESTIC CURTILAGE, AND THE ERECTION OF 28 X 4 BEDROOM DETACHED DWELLINGS ALL TO BE ACCESSED FROM A NEW SINGLE POINT OF ACCESS VIA GLENAVON ROAD.**

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

- 47 **APP/18/00669: 2 DONNE AVENUE, SPITAL, CH63 9YH - ERECTION OF NEW TWO-STOREY, FOUR BEDROOM, DETACHED DWELLING WITH SINGLE,DETACHED GARAGE.**

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

- 48 **APP/18/00694: VACANT LAND TO THE REAR OF 240-240B WALLASEY VILLAGE, WIRRAL, CH45 3LP - ERECTION OF TWO SINGLE STOREY DETACHED DWELLINGS**

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

49 **TREE PRESERVATION ORDER NO WR0386 FIELD HOUSE, 34 STANLEY ROAD, HOYLAKE, CH47 1HP**

A Report by the Corporate Director for Economic and Housing Growth informed the Committee of an objection to Wirral Borough Council's Tree Preservation Order No WR0386 and recommended that the order should be confirmed.

The Committee were reminded that the Council has a duty to make provisions for the preservation of trees and woodlands where it is "expedient" in the interests of amenity and that it does this by making Tree Preservation Orders (TPO's).

The objection raised against this TPO (Stanley Road, Hoylake) was on the grounds that the tree is old and distorted and in the opinion of the objector, dangerous. Concerns had been raised regarding safety in times of strong winds and potential for damage to the objector's property.

Findings of the Council's Tree Preservation Officer identified that the tree, a Sycamore, is old and as such adds to the character of Stanley Road and the properties which are situated in a conservation area. It was reported that, on inspection, there was no indication that the tree is in a dangerous condition or is at higher risk of falling in high winds. The report outlined information regarding risk management and explained common misconceptions about health and safety relating to trees.

Members heard how Policy GD7 forms part of the Local Planning Authority's wider responsibility to conserve the natural beauty of the area and to provide for physical improvements to the environment and in accordance with the policy, trees possessing significant visual or wildlife value will normally be retained.

Resolved (13:0) – That the Planning Committee confirm TPO WR0386.

50 **TREE PRESERVATION ORDER NO 0385 370A PENSBY ROAD, PENSBY, CH61 9NQ**

A Report by the Corporate Director for Economic and Housing Growth informed the Committee of an objection to Wirral Borough Council's Tree Preservation Order No 0385.

The report informed Members that an objection was raised on the grounds that the trees are too high and cause excessive shading to the garden and branches overhand the neighbours garden and that the TPO will prohibit sensible and active management of the trees.

Findings of the Council's Tree Preservation Officer explained how the TPO was placed on the trees, located at 370A Pensby Rd, Pensby, due to concerns that the owners trees would be reduced in height. It was reported that as the trees are adjacent to a public right of way it was thought expedient in the interests of amenity to make the Order.

Members heard how a TPO should not be, and is not a barrier to sensible and proportionate management of trees and that excessive reduction can lead to decline/death of species such as Beech. It was reported that the TPO allows the Council to have some control of the amount of pruning so as to preserve the amenity the trees provide. It was explained that the trees remain the property of the owners, and the TPO does not preclude the rights of the neighbour to prune the trees other than requiring an application.

It was reported that trees form a prominent part of the Wirral landscape and comprise an essential feature in the special character of many of Wirral's residential areas. It was further reported that the Council has a duty to make provision for the preservation of trees and woodlands in the interest of amenity.

Resolved (13:0) That the Planning Committee confirm TPO No 0385.

51 **ADOPTION OF PORT SUNLIGHT VILLAGE CONSERVATION
MANAGEMENT PLAN (CMP)**

Resolved – That consideration of this item be deferred for consideration at the next meeting of the Planning Committee.

52 **DELEGATED DECISIONS**

The Corporate Director for Delivery Services submitted a report detailing planning applications decided under delegated powers between 09/07/2018 and 06/08/2018.

Resolved – That the report be noted.