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PLANNING COMMITTEE

Thursday, 13 September 2018

Present:

Councillor A Leech (Chair)

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

1 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 16 August 2018.

Resolved – That the minutes be approved.

2 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Councillor S Foulkes declared a prejudicial interest in respect of item 13 (p505) by virtue of him being a member of Magenta Living Board.

3 REQUESTS FOR SITE VISITS

The following requests for site visits were unanimously approved:

APP/18/00694: Land adjacent to Pinetree Court , 28 Wallasey Village, Wirral, CH44 2DH – Erection of Bungalow.

APP/18/00390: 5 Larkhill Avenue, Upton, CH49 4PN – Erection of a Bungalow in the rear garden of 5 Larkhill Avenue, with access from Hunstanton Close.

APP/18/00519: Rosebrae Nursing Home, 8 Spital Road, Bebington, CH63 9JE – Demolition of existing building and Construction of 12 No. Self – contained 2 bed apartments.

4 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

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

The Committee were advised that an additional condition had been applied, as follows:

“A scheme for the provision of bat boxes on site to mitigate for the potential loss of bat roosts shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The bat boxes shall be installed before the first occupation of the building.”

On a motion proposed by Councillor K Hodson and seconded by Councillor D Elderton it was proposed that the application be refused for the following reasons:

“ The Development to the next property would be visually overbearing, dominant and an overdevelopment. The application is not of a scale that related well to surrounding property in particular with respect to the existing densities and form of development. It would result in a detrimental change in the character of the area. “

The Motion was put and lost (4:8)

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

Resolved (8:4) That the application be approved subject to additional condition and 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 19 February 2018 and listed as follows: Project No:17/BRIM Drawing No: PLAN/02 (dated Jan '18); Project No:17/BRIM Drawing No: PLAN/03 (dated Jan '18); Project No:17/BRIM Drawing No: PLAN/04 (dated Jan '18); Project No:17/BRIM Drawing No: PLAN/05 (dated Jan '18); Project No:17/BRIM Drawing No: PLAN/06 (dated Jan '18) & Project No:17/BRIM Drawing No: PLAN/07 (dated Jan '18)

Before preparation of any groundworks and foundations on site for the development hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out in accordance with the approved details. These details shall include the proposed boundary treatments, proposed finished levels and contours, hard surface finishes (including samples), details of any retaining walls, steps, railings, walls, gates or other supporting structures. The information shall also include indications of all existing trees and hedgerows on the land, including those to be retained, together with measures for their protection which shall comply in full with BS5837:2012 Trees in Relation to Design, Demolition & Construction - Recommendations, in the course of the development, together with a scheme for the subsequent maintenance of any trees, shrubs and hedges to be retained on the site and any proposed to be planted as part of the approved landscaping scheme.

Before any construction commences, samples of the materials to be used in the external construction of this development, including facing brick and roof tiles, 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 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.

Prior to the first occupation of the dwellings, arrangements for the storage and disposal of refuse, including recycling facilities, and vehicles 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.

Prior to the occupation of the development hereby approved, all side windows on the south west elevation adjacent to 14 Brimstage Road shall be obscurely glazed and non-opening up to a height of 1.7m from the floor level of the room they serve. The windows shall be retained as such thereafter.

Prior to the occupation of the development hereby approved, details of a privacy screen to the north eastern side of the first floor balcony to apartment 5 and the south western side of the first floor balcony to apartment 4, shall be submitted to and agreed in writing with the Local Planning Authority. The screens shall be put in place before flats are brought into use and retained as such thereafter.

Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

A scheme for the provision of bat boxes on site to mitigate for the potential loss of bat roosts shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The bat boxes shall be installed before the first occupation of the building.”

- 5 **APP/18/00390: 5 LARKHILL AVENUE, UPTON, CH49 4PN - ERECTION OF A BUNGALOW IN THE REAR GARDEN OF 5 LARKHILL AVENUE, WITH ACCESS FROM HUNSTANTON CLOSE**

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

- 6 **APP/18/00519: ROSEBRAE NURSING HOME, 8 SPITAL ROAD, BEBINGTON, CH63 9JE - DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF 12 NO. SELF-CONTAINED 2-BED APARTMENTS**

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

- 7 **APP/18/00522: FORMER PERSHORE HOUSE SCHOOL PLAYING FIELDS, OFF GLENAVON ROAD, - 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.

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

A Ward Councillor addressed the Committee.

On a motion proposed by Councillor S Kelly and seconded by Councillor P Cleary it was proposed that the application be refused for the following reasons:

“The Wirral Playing Pitch Strategy adopted by the Council as a material consideration in December 2017 indicates that the site should be protected or an equivalent in a suitable location. As no replacement provision has been proposed by the applicant as required by paragraph 97 (6) of the National Planning Policy Framework, the development proposed is considered to be contrary to Proposal RE6 of the Wirral Unitary Development Plan and the principles of the National Planning Policy Framework.”

The motion was put and lost (3:9)

On a motion by Councillor K Hodson and seconded by Councillor D Elderton it was:

Resolved (9:3) That the application be approved by this planning Committee and that the application be referred to the Secretary of State.

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

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 T Jones it was:

Resolved (10:2) 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 29th May 2018 and listed as follows: plan/drawing number 1735 01 Revision A (date 02.07.18).

Before any construction commences, samples of the brick and roof tile 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.

Unless otherwise agreed in writing and in line with the surface water manage hierarchy, a scheme for the disposal of foul and surface waters for the entire site shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt this site must be drained on a separate system combining just prior to connection to the public combined sewerage system. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 10 l/s. The development shall be completed, maintained and managed in accordance with the approved details.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the buildings hereby approved.

Prior to the commencement of development, details of all boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. The approved boundary treatment shall be erected before the dwellings hereby approved are occupied and retained as such thereafter

A scheme for the provision of bat boxes on site to mitigate for the potential loss of bat roosts shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The bat boxes shall be installed before the first occupation of the building.

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

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

A Ward Councillor addressed the Committee.

It was moved by Councillor I Lewis and seconded by Councillor D Elderton that the application be refused for the following reasons:

“The application is not of a scale that relates well to surrounding properties and the effect on the current standard of amenity would result in a cramped and overdeveloped appearance”

The motion as put and lost (5:7)

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

Resolved (7:5) 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 29th May 2018 and listed as follows: plan/drawingnumber1735 01 Revision A (date 02.07.18).

Before any construction commences, samples of the brick and roof tile 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.

Unless otherwise agreed in writing and in line with the surface water manage hierarchy, a scheme for the disposal of foul and surface waters for the entire site shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt this site must be drained on a separate system combining just prior to connection to the public combined sewerage system. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 10 l/s. The development shall be completed, maintained and managed in accordance with the approved details.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the buildings hereby approved.

Prior to the commencement of development, details of all boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. The approved boundary treatment shall be erected before the dwellings hereby approved are occupied and retained as such thereafter

A scheme for the provision of bat boxes on site to mitigate for the potential loss of bat roosts shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The bat boxes shall be installed before the first occupation of the building.

- 10 APP/18/00770: LAND ADJACENT TO PINETREE COURT, 28 WALLASEY VILLAGE, WIRRAL, CH44 2DH - ERECTION OF BUNGALOW**

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

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

Councillor G Davies declared a prejudicial interest in respect of this item by virtue of him being the responsible portfolio holder for the matter and having been named within the report.

A report by the Corporate Director for Economic and Housing Growth informed Members of the public consultation results relating to the adoption of Port Sunlight Village Conservation Management Plan (CMP).

Members were advised how Council Officers are keen to pursue opportunities for improved recognition of and protection for the Conservation Area. It was explained that a CMP is a document that explains why a place is significant and how the significance can be sustained in any new use, alteration, repair or management.

Members heard how Wirral Council has a total of 26 Conservation Areas and that the Port Sunlight Village Conservation Area was last reviewed in 2007 by an external company – Byrom Clark Roberts. Following this appraisal Port Sunlight Village Trust (PSVT); a charitable trust who help to maintain, repair and manage the heritage assets within the conservation area.

It was identified within the report that the Port Sunlight CMP covers the whole Conservation Area and at its most basic, a CMP described: Its history, evaluates its significance, assesses its condition, draws up policy, identifies the risks and sets out actions for its heritage; why it matters and to whom; what is happening to it; and what are the key issues the public need to be aware of to look after it. A brief overview of each were described within the report

Members heard how a formal public consultation exercise was conducted to solicit the views of a variety of stakeholders including: local residents, businesses, trustees, schools, utilities, politicians and community groups. It was reported that a total number of 19 responses were received from different stakeholders. The full responses to each were outlined in appendix 3 for members.

Resolved (12:0) That Members adopt the Port Sunlight Village CMP as a material consideration in development management decisions and to use it to manage the Port Sunlight Village Conservation Area.

12 FLAYBRICK MEMORIAL GARDENS CONSERVATION MANAGEMENT PLAN (CMP)

Councillor G Davies declared a prejudicial interest in respect of this item by virtue of him being the responsible portfolio holder for the matter and having been named within the report.

A report by the Corporate Director for Economic and Housing Growth informed Members of the public consultation results relating to the adoption of Flaybrick Memorial Gardens Conservation Area. It was reported that Council Officers are keen to pursue opportunities for improved recognition of and protection for Flaybrick Memorial Gardens Conservation Area. It was explained that a CMP is a document that explains why a place is significant and how the significance can be sustained in any new use, alteration, repair or management.

Members were advised that in 2011, Flaybrick Memorial Gardens Grade II* - Registered Park & Garden was declared at risk on the Historic England's register and Flaybrick Cemetery Conservation Area was also added to the at risk register.

It was reported that the future vision of Wirral Council is to implement a long-term sustainable strategy site, which will conserve significance (the process of sustaining and enhancing heritage interest), provide a programme for management and set out deliverable actions to achieve this. It was explained that the strategy for Flaybrick Memorial Gardens is based on eight conservation principles, which aim to conserve the original design intent of Kemp.

The CMP was broken down into four volumes and was outlined within the report as follows: Preliminaries & Evaluation, Analysis, Management Policies and Action Plan and appendices.

Resolved (12:0) That Members adopt the Flaybrick Memorial Gardens CMP to better understand the site and to put in place strategic policies and actions for future management of the site.

13 PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 06/08/2018 AND 03/09/2018

Having previously declared a prejudicial interest in respect of this item, Councillor S Foulkes left the meeting during consideration of this item.

The Corporate Director for Delivery Services submitted a report detailing planning applications decided under delegated powers between 06/08/2018 and 03/09/18

Resolved – That the report be noted.

14 PLANNING APPEALS DECIDED BETWEEN 01/04/2018 AND 30/06/2018

The Corporate Director for Delivery Services submitted a report detailing planning appeals decided between 01/04/2018 and 30/06/2018.

Resolved – That the report be noted.