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PLANNING COMMITTEE

Thursday, 15 November 2018

Present: Councillor S Foulkes (Chair)

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

Deputies: Councillors C Meaden (for B Kenny)
P Stuart (for R Abbey)

1 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held 18 October 2018.

Resolved – That the minutes be approved.

2 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Councillor G Davies declared a personal interest in respect of item 9 on the agenda by virtue of his position of Cabinet Member for Housing and Planning.

Councillor S Foulkes declared a personal interest in respect of item 9 by virtue of his position of board member for Magenta Living.

3 REQUESTS FOR SITE VISITS

The following request for site visit was unanimously approved:

APP/18/00550: 1-7 Leasowe Road, Wallasey Village, CH44 2BY – Demolition of existing buildings and erection of new buildings and erection of new building containing 3 new retail (A1) units to the ground floor with 9 residential units above.

4 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

5 **ADV/17/00864: PRENTON ROAD WEST, BOROUGH ROAD, PRENTON, CH42 9PY - ERECTION OF TRANMERE ROVERS BANNERS ON LAMP POSTS LOCATED ON PRENTON ROAD WEST AND BOROUGH ROAD**

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

A Petitioner addressed the Committee.

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

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

- 1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.**
- 2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**
- 3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.**
- 4. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).**
- 5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**
- 6. This consent shall expire after a period of 5 years from the date of this permission.**
- 7. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3rd October 2018 and listed as follows: 14_2017_02.**

6 APP/18/00286:ST NICHOLAS VICARAGE, 22 GROVELAND ROAD, WALLASEY VILLAGE, CH45 - THE CONSTRUCTION OF A NEW VICARAGE AND DWELLING ALONGSIDE THE SUB-DIVISION OF THE EXISTING VICARAGE

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The Applicant addressed the Committee.

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

“The close proximity to the south of the Vicarage is unneighbourly to the existing residents of Grove Road.”

The motion was put and lost (4:9).

It was then moved by Councillor S Foulkes and seconded by Councillor G Davies and:

Resolved (9:4) - 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 3/8/18 and listed as follows: 115568-01, 115568-02, 115568-03, 115568-04 and 115568-05.**
- 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. A scheme for the provision of bat boxes on site to mitigate for the potential loss of bat habitat, shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The boxes shall be installed before the first dwelling is occupied.**
- 5. Prior to the first occupation of the dwellings hereby approved, details of the proposed refuse storage, including recycling, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.**
- 6. 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.**
- 7. 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.

8. Prior to the commencement of development, details of a landscaping scheme shall be submitted to and agreed in writing with the Local Planning Authority. The approved landscaping shall be completed before the dwellings hereby approved are occupied. Within 5 years of the implementation of the approved landscaping scheme, any plants or trees which die or become diseased shall be replaced with an equivalent plant or tree.

9. Prior to commencement of development, a method statement relating to the treatment of Japanese Rose shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include ;

- A plan showing the extent of the plant
- what methods will be used to prevent the plant spreading further, including demarcation methods.
- what methods of control will be used including details of monitoring.

Works shall be carried out in accordance with the approved method statement.

- 7 **APP/18/00550: 1-7 LEASOWE ROAD, WALLASEY VILLAGE, CH44 2BY - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW BUILDING CONTAINING 3 NEW RETAIL (A1) UNITS TO THE GROUND FLOOR WITH 9 RESIDENTIAL UNITS ABOVE**

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

- 8 **APP/18/00762: 45 CORPORATION ROAD, BIRKENHEAD - RETROSPECTIVE APPLICATION FOR 12 NO UNITS AT FIRST AND SECOND FLOOR AND ALTERATIONS TO ROOF. CONFIRMATION OF LAYOUT OF GROUND FLOOR.**

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

On a motion by Councillor S Foulkes and seconded by Councillor D Elderton 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 11 July 2018 and listed as follows: 2018072/01 Rev A, 2018097/03 Rev A and 2018097/04 Rev A, the approved plans received by the local planning authority on 4 September 2018 and listed as follows: 2018072/06 Rev B and 2018097/05 Rev

B and the approved plans received by the local planning authority on 11 July 2018 and listed as follows: 2018097/04 Rev C.

3. The dwellings hereby permitted shall not be occupied until a scheme of works to provide waiting restrictions at the junction of Corporation Road and Cathcart Road have been submitted to and agreed in writing by the Local Planning Authority. The dwellings shall not be occupied until such works have been completed and laid out in accordance with the approved details.

4. All plastic pipes including but not limited to waste water pipes and soil vent pipes and not including any rainwater goods attached to the exterior of the building shall be permanently removed and the walls made good in accordance with the approved plans (refs: 2018072/05 Rev B and 2018072/06 Rev B) within 6 months of the date of this permission.

5. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse including recycling facilities, shall be made within the curtilage of the site, in accordance with the approved details shown on plan reference 2018097/02 Rev C. The approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.

6. The dwellings hereby permitted shall not be occupied 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. The large unauthorised box dormer roof extension shall be permanently removed and the roof made good in accordance with the approved plans (refs: 2018072/05 Rev B and 2018072/06 Rev B) within 6 months of the date of this permission.

9 APP/18/01078:STONEHILL, LOWER GARDEN AT 3 PORTLAND STREET AND PILOTS WAY, NEW BRIGHTON, WIRRAL - PROPOSED SPLIT LEVEL DETACHED DWELLING HOUSE WITH BASEMENT ACCOMMODATION WITHIN THE LOWER GARDEN OF 3 PORTLAND STREET

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

On a motion by Councillor D Elderton and seconded by Councillor T Jones 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 16th August 2018 and listed as follows: 853/05.

3. Before any construction above ground level, samples and details of the roofing, facing materials and rain water goods 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 details shall then be used in the construction of the development and retained as such thereafter.

4. Before any construction above ground level, details of the windows and doors (elevations at a scale 1:20 and vertical and horizontal cross sections at a scale 1:5 or 1:2) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be used in the construction of the development.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to the dwelling shall be erected unless expressly authorised.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no walls, fences or other means of enclosure shall be erected on any part of the land lying between any main wall of the building fronting a highway and the highway boundary.

7. Prior to first occupation of the development, a full landscaping scheme (including all boundary treatment) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation and any plants or shrubs which die within the first 5 years of the development shall be replaced.

8. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.

10 STATUTORY REGISTER OF BROWNFIELD LAND ANNUAL REVIEW

The Corporate Director for Economic and Housing Growth reported upon the statutory requirement to review the entries on the Council's register of brownfield

sites each year under the Town & Country Planning (Brownfield Land Register) Regulations 2017 which was introduced as part of a Government initiative to encourage investment in new housing and as a mechanism for granting permission in principle on suitable sites instead of obtaining planning permission through a formal application.

It was explained how the Council had asked the Planning Committee to consider the Brownfield Register at least every 12 months to decide whether any sites should be added or removed and also whether any sites should be allocated for residential development in Part 2 subject statutory procedures (Council 11 December 2017, minute 96 refers).

It was reported that the review had identified new planning applications at Wirral Waters for Legacy (DLS/18/00715 for 536 apartments) and Belong (APP/18/00470 with 34 independent living apartments). Members were advised that based on the latest information of the schemes provided by the landowner, it was found reasonable to conclude that a minimum number of 1092 residential units could be achieved, representing a reduction of 580 from the number of units proposed in previous outline applications at Northbank East (09/05109 and 09/05110). Members heard how these applications were recommended for approval subject to legal agreements that had never been signed. Therefore the proposal was to add the sites where proposals for Legacy and Urban Splash were being considered at Northbank East and to amend the existing planning information with a revised number that equates to 1,092 dwelling for the available sites on the North Bank of the East Float.

Members were advised that taking account of works already commenced, the register of planning decisions, the latest available Strategic Housing Land Availability Assessment, marketing information and the responses to public consultation on the first Brownfield Register, it was proposed that the Register be amended as follows:

- include the former Pool Inn Public House, Poulton Rd, Seacombe;
- include the former Birch Tree Public House, Prenton Road West;
- include 165 Bedford Rd, Rock Ferry;
- include former high rise flats adj Rock Close, Rock Ferry;
- include builders merchant yard 8 Berwyn Drive, Pensby and Thingwall;
- include Woodville, Raby Rd, Clatterbridge;
- include the former Victoria Lodge Public House, 81-83 Victoria Rd, Birkenhead & Tranmere;
- include Wirral Waters Legacy Site, Dock Road, Seacombe;
- include Wirral Waters Urban Splash 1 site, Dock Rd, Seacombe; and
- remove the Sundial, 61 Caldby Road, Caldby (under construction)
- remove land at Kenilworth Gardens, Overchurch (under construction);
- remove land at the former Millhouse public house, 79 Millhouse Lane, Moreton (under construction);
- remove land at the former Corsair public house, Bidston Village Road, Beechwood (under construction);
- remove Axholme, 76 Thurstason Rd, Heswall (under construction);
- remove land at Mariners Park, Ismay Drive, Egremont (under construction);
- remove land rear of Whitebridge, Bromborough (under construction);
- remove the former Cole Street Primary School, Birkenhead (under construction); and

- update planning information for Acre Lane Resource Centre, 576-578 New Chester Rd, the former Dell Primary School, 15-25 Field Road, Trafalgar Service Station, 143 Highfield Road, Unused Land at Lees Avenue, 1 Mellor Road, Land adj 36 Patten Street and Wirral Waters Urban Splash 2, Belong and North Bank 1, Dock Road.

The Principal Planning Officer responded to questions by Members and it was agreed that individual sites would not be discussed at this stage of the process.

Attention was drawn to the supplementary agenda with corrections to appendix 2 and additional proposed recommendations.

Councillor I Lewis suggested the following amendment to recommendation 5 -

Replace “increase” to “affect”.

This was agreed unanimously by Members.

In response to a question on what is being done to encourage more housing to come forward, the Principal Planning Officer explained that the register is brought to the attention of prospective developers at national and local level through publication on the Government’s national database, the Council’s website and during discussions with prospective applicants. The Council also works with registered providers and house builders to help bring sites forward in support of urban regeneration.

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

Resolved (11:3) - That:

- (1) Sites at the Sundial (668600), Kenilworth Gardens (650800), Former Millhouse PH (656800), the former Corsair Public House (655500), Axholme, Whitebridge (676600) and the former Cole Street Primary School (660900), be removed from Part 1 of the Brownfield Register.**
- (2) Sites at the former Pool Inn Public House (0967), Birch Tree Public House (3001), 165 Bedford Rd (0775), Former Car Park adj 1 Rock Close (30035), Builders Merchant 8 Berwyn Drive (0898), Woodville Raby Rd (3047), the former Victoria Lodge Public House (3048), Wirral Waters Legacy (2081) and Wirral Waters Urban Splash 1 (2082) be added to Part 1 of the Brownfield Register.**
- (3) Sites at the former Acre Lane Resource Centre (1666), 576-578 New Chester (570700), the former Dell Primary School (587100), 15-25 Field Road (644400), Trafalgar Service Station (557000), 143 Highfield Road Cleared Site, and Land adj 36 Patten Street (649500), Wirral Waters (2044) and Wirral Waters (2045) be amended to identify updated planning information in Part 1 of the Brownfield Register.**
- (4) The revised register is made available for public inspection on the Council’s website and the principal office of the Local Planning Authority.**

- (5) Officers continue to keep the Brownfield Register under review including progress at Wirral Waters and report any significant changes to Planning Committee that would affect the potential capacity for housing development and available brownfield sites.
- (6) Officers make recommendations in future reviews to Planning Committee on whether any sites should be assessed for allocation for residential development before land is entered in Part 2 of the Brownfield Land Register.

11 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 08/10/2018 AND 05/11/2018**

The Corporate Director for Economic and Housing Growth submitted a report detailing planning applications decided under delegated powers between 08/10/2018 and 05/11/2018.

Resolved – That the report be noted.

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