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PLANNING COMMITTEE

Thursday, 17 January 2019

Present:

Councillor S Foulkes (Chair)

Councillors

B Kenny
P Cleary
G Davies
D Elderton
S Frost
K Hodson

AER Jones
T Jones
M Jordan
S Kelly
I Lewis

Deputy:

Councillor C Meaden (In place of RL Abbey)

107 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 13 December 2018.

Resolved – That the minutes be approved.

108 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.

No such declarations were made.

109 REQUESTS FOR SITE VISITS

The following requests for site visits were unanimously agreed:

APP/17/00779 – Erection of a 2- storey restaurant with associated drive thru, car parking, landscaping and associated works – Vacant land, 2A Prenton Way, Prenton.

APP/17/01540: 25 Warwick Drive, Egremont (amended plans) two and three storey extension to provide 4 additional flats.

110 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

- 111 **APP/17/01540: 25 WARWICK DRIVE, EGREMONT (AMENDED PLANS) TWO AND THREE STOREY EXTENSION TO PROVIDE 4 ADDITIONAL FLATS.**

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

- 112 **APP/18/01016: CLIVE WATKIN ESTATE AGENT, 1 ROCKY LANE, HESWALL, CH60 0BY - CONSTRUCTION OF 6NO. APARTMENTS (2NO. 3 BEDROOM AND 4NO. 2 BEDROOM), FOLLOWING DEMOLITION**

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

A Petitioner addressed the Committee.

On a motion by Councillor Steve Foulkes and seconded by Councillor David 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 following approved plans:

Location Plan dated 20/08/2018; Proposed Site Plan (Drawing no. 580.002 Rev.K) dated 13.09.2018; Ground Floor Plan (Drawing no. 580.003 Rev.G) dated 15.11.2018; First & Second Floor Plan (Drawing no. 580.004 Rev.H) dated 15.11.2018; Proposed Elevations (Drawing no. 580.005 Rev.H) dated 15.11.2018; Proposed Vehicular Access (Drawing no. 580.009) dated 07.09.2018 and Proposed Front Boundary Wall & Gate (Drawing no. 580.012) dated 12.12.2018.

3. Before the commencement of any development, other than demolition works, a datum for measuring land levels shall be agreed in writing. Full details of proposed ground levels across the site 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 plan(s). The development shall be carried out in accordance with the approved details and retained as such thereafter.

4. No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the 'Materials Specification Sheet' received 14 December 2018.

5. Before the development hereby approved is completed or any apartment first occupied, whichever is the soonest, details and specification of the boundary treatment for the north, east and west site boundaries and the retaining structure for the southern boundary shall be submitted to and approved by the Local Planning Authority. Thereafter, the boundary treatment thereby approved shall be provided in accordance with the approved details before any apartment is first occupied.

6. Before the commencement of any above ground construction works, a noise impact assessment that assesses the impact on the proposed residential development from the nearby commercial properties shall be undertaken and submitted to and agreed with the Local Planning Authority. Should any noise mitigation be necessary to protect the amenity of occupiers of the apartments, then those measures shall be implemented in full and a verification report submitted to and agreed with the Local Planning Authority prior to first occupation.

7. No surface water and/or land drainage shall be allowed to connect indirectly with the public sewerage network.

8. Before the development hereby approved is completed or any apartment first occupied, whichever is the soonest, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority and shall include the following:

- a) a scheme of landscaping, which shall include retention of the existing fir tree adjacent to the Rocky Lane boundary, together with measures for protection during the course of development;**
- b) a schedule of proposed native hedgerow, plant species, size and density and planting locations; and**
- c) an implementation programme.**

All planting, seeding or turfing comprised in the approved landscaping details shall be carried out in the first planting and seeding seasons following the first occupation of any apartment or the completion of the development,

whichever is the soonest. Any hedgerow or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

9. Before the development hereby approved is first commenced, an arboricultural method statement detailing construction methods for the car parking area and the measures to be taken during construction to protect the health of the existing fir tree adjacent to the western boundary with Rocky Lane shall be submitted to and approved in writing by the Local Planning Authority. The measures contained in the approved arboricultural method statement shall be implemented in full and where relevant, retained as such thereafter.

10. No apartment shall be first occupied until the facilities for bicycle storage have been provided in accordance with the approved plans. These facilities shall thereafter be retained for bicycle parking.

11. Before any apartment hereby approved is first occupied, details for the recycling store as indicated on the approved 'Proposed Site Plan' (Drawing no. 580.002 Rev.K) shall be submitted to and approved by the Local Planning Authority and thereafter implemented in full accordance with the agreed details.

12. No apartment shall first be occupied until visibility splays of 2.4 metres by 70 metres in either direction at the proposed access junction with the vehicular carriageway at Rocky Lane have been provided clear of obstruction to visibility at or above a height of 1.0 metres above the carriageway level of Rocky Lane. Once created, these visibility splays shall be maintained clear of any such obstruction and retained for their intended purpose at all times.

113 **APP/18/01090: THE OLD COLONIAL, 167 BRIDGE STREET, BIRKENHEAD, CH41 1AY - CHANGE OF USE OF OFFICES TO GROUND, FIRST AND SECOND FLOOR LEVELS TO RESIDENTIAL ACCOMMODATION.**

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

On a motion by Councillor Steve Foulkes and seconded by Councillor George 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 31 October 2018 and listed as follows: 2017 129 204 Revision 01 and 2017 129 203 Revision 04.**
- 3. The residential accommodation hereby approved shall be occupied solely in connection with the operation of the basement bar within the same building. The accommodation shall not be sold or let separately from the basement bar.**

114 APP/18/01243: 36 CLAREMONT WAY, HIGHER BEBINGTON, CH63 5QR - TWO STOREY REAR & SIDE EXTENSION

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

A Ward Councillor addressed the Committee.

On a motion by Councillor Steve Foulkes and seconded by Councillor Kathy 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 (18 October, 2018) and listed as follows: (drawing no: CWB/000, dated: 19.09.18)**
- 3. The first floor bathroom window (front elevation) and first floor en-suite shower room window (side elevation) shall not be glazed otherwise than with obscured glass (UPVC and top/side hung, opening inwards or outwards) and thereafter be permanently retained as such.**

115 **APP/18/01320: 98 UPTON ROAD, CLAUGHTON, CH41 0DH - TO DIVIDE THE LAND TO THE REAR OF 98 UPTON ROAD AND CONSTRUCT A DETACHED BUILDING**

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

On a motion by Councillor Kathy Hodson and seconded by Councillor David Elderton it was:

Resolved (10:3) – 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 12 October 2018 and listed as follows: 33-304 Rev P1, 33-300 Rev P1, 33-301 Rev P1 and 33-302 Rev P1.**
- 3. Before any construction commences, details 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. The dwellings hereby approved shall not be occupied until details of works for the construction of the new vehicle access from the highway and/or any amendment of the existing highway made necessary by this development, including the necessary amendments to existing traffic calming on Speedwell Street, has been submitted to and agreed in writing with the Local Planning Authority. The approved works shall be completed in accordance with the LPA written approval prior to first occupation of the development.**

116 **ERECTION OF A FRONT EXTENSION TO EXISTING WORKSHOP - SERVICE STATION AND GARAGE, 125 PASTURE ROAD, MORETON.**

The Corporate Director for Economic and Housing Growth reported upon an unauthorised erection of a front extension to an existing vehicle repair workshop at 125 Pasture Road, Moreton.

On a motion by Councillor Steve Foulkes and seconded by Councillor David Elderton it was:

Resolved (13:0) – That it not be considered expedient to issue an Enforcement Notice requiring the removal of the extension.

117 TREE PRESERVATION ORDER NO WR0388 TREWORGAN LODGE, 23 PINE WALKS, PRENTON, CH42 8NF

The Corporate Director for Economic and Housing Growth submitted a report in respect of an objection to Wirral Borough Council Tree Preservation Order No WR0388.

On a motion by Councillor Steve Foulkes and seconded by Councillor David Elderton it was:

Resolved (13:0) – That the Tree Preservation Order No WR0388 be confirmed.

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