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PLANNING COMMITTEE

Thursday, 21 March 2019

Present:

Councillor S Foulkes (Chair)

Councillors

B Kenny
RL Abbey
P Cleary
G Davies
D Elderton
S Frost

K Hodson
AER Jones
T Jones
M Jordan
S Kelly
I Lewis

128 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 14 February 2019.

Resolved – That the minutes of the meeting held on 14 February be approved.

129 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 D Elderton declared a personal and prejudicial interest in item 9 – Sandhey Road, Meols, by virtue of his acquaintance with the applicant.

Councillor I Lewis declared a personal and prejudicial interest in item 9 – Sandhey Road, Meols, by virtue of his acquaintance with the applicant.

Councillor M Jordan declared a personal and prejudicial interest in item 9 – Sandhey Road, Meols, by virtue of her acquaintance with the applicant.

130 REQUESTS FOR SITE VISITS

The following requests for site visits were unanimously agreed:

APP/18/01234: Little Mundens, 43 Farr Hall Drive, Heswall CH60 4SE – two storey extension to existing property and new build property and associated garage within same plot.

APP/18/01236: Vacant Shop, 15 Poulton Road, Seacombe CH44 6LB – change of use from shop (ground floor) and residential (upper floors) to 7 bedroom HMO.

APP/18/01425: 52 Eton Drive, Thornton Hough CH63 1JS – erection of a single storey side and rear extension, increasing ridge height of dwelling to include a dormer window to the rear and installation of a first floor window to the side.

- 131 **APP/17/00960: RULLERTON HOUSE, 12 RULLERTON ROAD, LISCARD - THIS APPLICATION IS IN CONNECTION WITH APPROVED APP/14/01333. THE APPLICANT HAS MADE ALTERATIONS TO THE APPROVED PLANS: 1. THE INCREASE IN SIZE OF THE FRONT & REAR DORMER (BUT NOT WINDOW SIZE). 2. THE ADDITION OF SINGLE STOREY REAR KITCHEN EXTENSION. 3. INTERNAL LAYOUT RECONFIGURATION.**

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 K Hodson it was –

Resolved (13:0) – 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 amended plans received by the local planning authority on 9/10/17 and 5/2/19 and listed as follows: 05_2017_03 D and 05_2017_02 D (received 5/2/19)

The second floor dormer windows to the front elevation (facing Eldon Road) shall not be glazed otherwise than with obscured glass and fixed shut or top hung opening 1.7m above finished floor level, and thereafter be permanently retained as such.

No access should be constructed on Overton Road.

- 132 **APP/18/00884: VACANT LAND AT GRASSWOOD ROAD, WOODCHURCH - DEVELOPMENT OF TEN HOUSES AND FOUR APARTMENTS WITH ASSOCIATED PARKING AND LANDSCAPING**

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 Foulkes and seconded by Councillor D Elderton it was -

Resolved (12:0) (1 abstention) – That the application be approved subject to a 106 agreement 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 01 August 2018, 24

August 2018 and 14 February 2019 and listed as follows: 001, 010 Rev. C, 011 Rev. B, 012 Rev. A, BLKA.120.1 Rev. A, BLKA.120.2 Rev. A, BLKC/D.120.1 Rev. A, BLKC/D.120.2 Rev. A, BLKB.120.2 Rev. A, BLKB.120.1 rev. A

The development hereby permitted shall be finished in accordance with the Materials Schedule submitted to the Local Planning Authority. For the avoidance of doubt the materials are as follows; Ibstock Westbrick Red Purple Multi (0662), Ibstock Caledonian Buff Blend (0390), K Rend Silicone in Polar White, Marley Modern Interlocking Tile in Smooth Grey (MA104285), UPVC white windows, Grey Doors and black UPVC rainwater goods. There shall be no variation unless otherwise agreed in writing by the Local Planning Authority.

All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of 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.

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no enlargement or extension of the dwelling(s) hereby permitted, including any additions or alterations to the roof, without the prior written approval of the Local Planning Authority.

NO OCCUPATION OR USE OF THE DEVELOPMENT SHALL TAKE PLACE UNTIL all walls and fences indicated on the approved plans have been erected. Thereafter the hereby approved boundary treatment(s) shall be permanently retained and maintained.

The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy documents:

- Grasswood Road, Birkenhead, Wirral: Drainage Strategy and Flood Risk Assessment (Revision B / ref CL8273/ SWF Consultants Ltd)
- Grasswood Road, Woodchurch, Wirral: Proposed Drainage Layout (01.08.18/ Drawing no CL8273-01/ Revision B/ SWF Consultants Ltd)

Including any phasing embodied within and maintained in perpetuity in accordance with an agreed Operation and Maintenance Plan, to be submitted for each development phase, approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

The approved drainage scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning

Authority in consultation with the Lead Local Flood Authority. 'As built' drainage design/layout drawings, proof of adoption and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

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, necessary amendments to existing traffic calming on Grasswood Road, any necessary TROs required as a result of the development, tactile paved pedestrian crossings, street furniture, access arrangements onto the adjacent highway, road safety audit and monitoring has been submitted to and agreed in writing with the Local Planning Department. The approved works shall be completed in accordance with the LPA written approval prior to occupation of the development.

Prior to the first occupation of the dwellings hereby approved, details of the proposed refuse storage including provision for 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.

Prior to the first occupation of the flats hereby approved, details of secure covered cycle parking and/or storage facilities shall be 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.

No foundations shall be poured/installed until detailed drawings have been submitted to and approved in writing by the Local Planning Authority demonstrating 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. Thereafter development shall be carried out as approved.

- 133 APP/18/01234: LITTLE MUNDENS, 43 FARR HALL DRIVE, HESWALL, CH60 4SE - TWO STOREY EXTENSION TO EXISTING PROPERTY AND NEW BUILD PROPERTY AND ASSOCIATED GARAGE WITHIN SAME PLOT.

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

- 134 APP/18/01236: VACANT SHOP, 15 POULTON ROAD, SEACOMBE, CH44 6LB - CHANGE OF USE FROM SHOP (GROUND FLOOR) AND RESIDENTIAL (UPPER FLOORS) TO 7 BEDROOM HMO.

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

135 **APP/18/01266: FISHERS LANE, PENSBY, CH61 8SB - THE PROPOSED DEVELOPMENT LOOKS TO INTRODUCE 35NO. NEW BUILD DWELLINGS ONTO LAND CURRENTLY ALLOCATED TO THE PENSBY CHILDREN'S CENTRE, LOCATED ON FISHERS LANE.**

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 T Jones and seconded by Councillor R Abbey it was -

Resolved (13:0) – 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 01 October 2018 and listed as follows: 001-PL-8334 Rev. A, 002-(PL)-8334 Rev. A, 003-(PL)-8334 Rev. A, 004-(PL)-8334, 005-(PL)-8334, 006-(PL)-8334 Rev. A, 101-(PL)-8334, 102-(PL)-8334, 103-(PL)-8334, 104-(PL)-8334, 105-(PL)-8334, 201-(PL)-8334, 202-(PL)-8334, 203-(PL)-8334, 204-(PL)-8334, 205-(PL)-8334, 301-(PL)-8334, 302-(PL)-8334, 303-(PL)-8334, 401-(PL)-8334, 402-(PL)-8334, 403-(PL)-8334, 404-(PL)-8334, 405-(PL)-8334, 406-(PL)-8334, 407-(PL)-8334, 18390/TCP/01,

The development shall be carried out in accordance with the materials specified within the submitted Design & Access Statement unless otherwise agreed in writing by the Local Planning Authority. For the avoidance of doubt the materials are as follows;

- a) Off white through colour render K-rend, silicone render**
- b) Grey interlocking roof tiles, Marley Eternit, modern interlocking smooth grey**
- c) Red facing brick, Lagan brick**

NO OCCUPATION OR USE OF THE DEVELOPMENT SHALL TAKE PLACE UNTIL all walls and fences indicated on the approved plans have been erected. Thereafter the hereby approved boundary treatment(s) shall be permanently retained and maintained.

All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of 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.

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no enlargement or extension of the dwelling(s) hereby permitted, including any additions or alterations to the roof, without the prior written approval of the Local Planning Authority.

No development shall commence until the final detailed sustainable drainage design¹, for the management and disposal of surface water from the site based on the principles and details identified in the following documents has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority:

- Email titled: "Fishers lane - LLFA Objection" (including attachments)
From: John Marshall (JohnMarshall@ajpstructeng.com)
To: Allison Chapman (allisonchapman@wirral.gov.uk)
Email sent: Mon 18/02/2019 15:39
- Email titled: "Fishers lane - LLFA Objection (APP/18/01266)"
From: John Marshall (JohnMarshall@ajpstructeng.com)
To: Allison Chapman (allisonchapman@wirral.gov.uk)
Email sent: Mon 25/02/2019 16:00

The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy, including any phasing embodied within, and maintained in perpetuity in accordance with an agreed Operation and Maintenance Plan, to be submitted for each development phase, approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

The approved drainage scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority. 'As built' drainage design/layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

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, TRO's, road markings, traffic calming, tactile paved pedestrian crossings, street furniture and access onto the adjacent highway has been submitted to and agreed in writing with the Local Planning Department. The approved works shall be completed in accordance with the LPA written approval prior to occupation of the development.

Foul and surface water shall be drained on separate systems.

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.

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.

The development shall not be occupied until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided and retained, unless otherwise agreed in writing with the Local Planning Authority in accordance with the approved scheme. The scheme shall include:

- 1) The numbers, type, tenure and location of the site of the affordable housing provision to be made;
- 2) The timing of the construction of the affordable housing;
- 3) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy can be enforced.

136 **APP/18/01422: SANDHEY ROAD, MEOLS, CH47 5AX - ERECTION OF TWO 2-BEDROOM DETACHED BUNGALOWS (AMENDED PLANS RECEIVED 12/02/2019)**

Councillors D Elderton, I Lewis and M Jordan declared personal and prejudicial interests in this matter and left the room during its consideration (minute 129 refers).

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

On a motion by Councillor R Abbey and seconded by Councillor T Jones it was -

Resolved (10:0) – 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 12 February 2019 and listed as follows:

CROSS/18/01/003e (Plot 1 Plans and Elevations) dated January 2019
CROSS/18/01/005e (Site Plan) dated January 2019.

No development above ground floor slab level shall take place until samples of the materials to be used in the external walling and roofing finishes of the development hereby approved have been made available on site and approved in writing by the Local Planning Authority. Thereafter development shall be carried out as approved.

No dwelling shall be occupied until a detailed scheme for landscaping has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall demonstrate the location and type of hard and soft surfacing materials and the location, design and height above ground level of any retained or proposed gates, walls, fences or other forms of enclosure to the site boundaries or within the site. Thereafter development shall be carried out as approved.

No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be adhered to throughout the construction period. The plan shall provide for the following:

- i) Location(s) for the parking of vehicles of site operatives and visitors clear of the public highway;
- ii) Location(s) for the loading and unloading of plant and materials;
- iii) Location(s) for the storage of plant and materials used in construction of the development;
- iv) Measures to control the emission of noise, vibration and dust during construction;
- v) Construction phase delivery and working hours not to exceed 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturday and not at all on Sunday or public holidays.

With the exception of the windows to the south east side elevation of plot 2 overlooking Queens Park, no dwelling shall be occupied until:

- i) all windows to the north west and south east side elevations have been fitted with glazing obscured to at least level 3 of the Pilkington scale of privacy; or
- ii) fences have been erected to the north western and south eastern side boundaries of plot 1 of at least 1.8 metres in height above external ground level for the distance between the front elevation of plot 1 and the rear boundary of the application site.

Thereafter development shall be carried out as approved and retained as such.

The site shall be developed with separate systems of drainage for foul and surface water.

No foundations shall be poured/installed until detailed drawings have been submitted to and approved in writing by the Local Planning Authority demonstrating 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. Thereafter development shall be carried out as approved.

- 137 **APP/18/01425: 52 ETON DRIVE, THORNTON HOUGH, CH63 1JS - ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION, INCREASING RIDGE HEIGHT OF DWELLING TO INCLUDE A DORMER WINDOW TO THE REAR AND INSTALLATION OF A FIRST-FLOOR WINDOW TO THE SIDE**

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

- 138 **APP/18/01503:CLAUGHTON CHAMBERS, 36 UPTON ROAD, CLAUGHTON, WIRRAL,CH41 0DF - CONVERSION OF EXISTING OFFICE SUITES INTO GYM AND FITNESS STUDIO WITH ASSOCIATED OFFICE AND MEETING ROOM**

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

On a motion by Councillor G Davies and seconded by Councillor T Jones it was -

Resolved (13:0) – 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 16 November 2018 and listed as follows: 5236-1 Planning.

The premises shall not be used for the approved purpose outside the hours of 07:00 to 21:00.

Activities related to the gym/fitness studio use hereby approved shall not be undertaken in the external areas of the application site.

The premises shall be used as a gym/fitness studio only and for no other purpose (including any other purpose in Class D2 of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.

The windows serving the first floor WC and Showers shall not be glazed otherwise than with obscured glass and fixed shut and thereafter be permanently retained as such.

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.

- 139 APP/19/00001:FORMER PERSHORE HOUSE SCHOOL PLAYING FIELDS, GLENAVON ROAD, PRENTON - DEMOLITION OF NO. 81 GLENAVON ROAD AND ITS REPLACEMENT WITH A SINGLE DWELLING AND DOMESTIC CURTILAGE, AND THE ERECTION OF 31 NEW BUILD HOMES (OF WHICH 6 ARE SEMI-DETACHED AFFORDABLE HOMES AND THE REMAINDER DETACHED MARKET HOMES) WITH ASSOCIATED GARAGES, DRIVEWAYS, PRIVATE GARDENS, BIN STORES, MEANS OF ENCLOSURE AND A SUSTAINABLE DRAINAGE SYSTEM (SUDS), ALL TO BE ACCESSED FROM A SINGLE POINT OF ACCESS VIA GLENAVON ROAD (UTILISING THE EXISTING ACCESS POINT).

Resolved – That consideration of this item be deferred until a response has been received in respect of the consultation.