

# Public Document Pack

## PLANNING COMMITTEE

Tuesday, 26 May 2020

<u>Present:</u>	Councillor	S Kelly (Chair)	
	Councillors	S Foulkes	S Whittingham
		K Hodson	I Williams
		S Hayes	B Berry
		G Davies	I Lewis
		B Kenny	M Jordan
		P Stuart	A Corkhill

Apologies: Councillor S Frost

### 121 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 12 May 2020 for approval.

**Resolved – That the minutes of the meeting held on 12 May 2020 be approved.**

### 122 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.

### 123 APP/19/01669 - LAND ADJOINING ASHBOURNE HOUSE, MOUNT AVENUE, HESWALL, CH60 4RH - NEW BUILD SINGLE STOREY 3-BEDROOM DWELLING ACCESSED FROM THE MOUNT (AMENDED ACCESS ARRANGEMENTS)

The Corporate Director of Regeneration and Place submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The Applicant addressed the Committee.

On a motion by Councillor S Foulkes and seconded by the Chair 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 3/12/2019 and listed as follows: B100, B102 and B10, with the approved**

plans received by the local planning authority on 24/1/2020 and listed as follows: B103 Rev A and with the approved plans received by the local planning authority on 6/2/2020 and listed as follows: B101 Rev C and B104 Rev B.

3. Prior to the construction of any building above ground level, samples 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. Prior to the occupation of the dwelling hereby approved, the boundary fencing detailed in drawing B101 Revision C shall be erected and retained as such thereafter.

124     **APP/20/00034 -STRATHTAY, 49 PIPERS LANE, HESWALL, CH60 9HY - [AMENDED PLANS] EXTENSION TO EXISTING PROPERTY COMPRISING ADDITIONAL GROUND FLOOR LIVING SPACE, FIRST FLOOR BEDROOMS, RE-ENVELOPING AND BALCONY**

The Corporate Director of Regeneration and Place submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The Applicant addressed the Committee.

On a motion by the Chair and seconded by Councillor G 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 (21 February, 2020) and listed as follows: (drawing nos: 2.100\_Rev.A, 2101\_Rev.A, 2.200\_Rev.A and 2.201\_Rev.A, dated: 21 February, 2020)

3. The first floor window on the north west elevation shall not be glazed otherwise than with obscured glass (windows to be fixed shut or non-opening up to a height of 1.7m and top hung, opening inwards or outwards) and thereafter be permanently retained as such.

4. No tree felling, hedgerow removal, vegetation management, ground clearance and/or building works should take place between 1st March and 31st August inclusive. If works are required during this period, then

all buildings, trees, hedgerows and vegetation should be checked by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are should be submitted for approval.

5. All exterior lighting shall be designed and used in accordance with the guidance of the Bat Conservation Trust.

6. As a precautionary measure the following reasonable avoidance measures are required to ensure that the site is kept unattractive to terrestrial mammals during construction works and to minimise any harm to terrestrial mammals which may be present in the vicinity:

- i. A pre-commencement check for terrestrial mammals;
- ii. Work only allowed between 8am and 6pm;
- iii. Any holes or trenches dug during the course of construction works and left open overnight must provide a means of escape (e.g. a ramp) for any animal which may fall in;
- iv. Any temporary exposed open pipe system should be capped in such a way as to prevent terrestrial mammals gaining access whilst the contractors are off-site;
- v. Materials used during the construction works, especially those containing lime, should be stored away from terrestrial mammals pathways so that terrestrial mammals cannot access them, and to the front of the house, not the rear; and
- vi. Access should be left for the terrestrial mammals to move freely between gardens. Terrestrial mammals gates can be installed if necessary. Residents to be reminded that this access cannot be blocked.

125     **APP/20/00141 - 1-5 THE MOUNT, HESWALL, CH60 4RE - PROPOSED GROUND FLOOR EXTENSIONS TO THE REAR AND SIDE OF THE BUILDING WITH A GLAZED LINK ALONG WITH A NEW EXTENDED KITCHEN AND EXTERNAL ALTERATIONS INCLUDING CANOPY, FENCING, CHIMNEY, STAIRCASE AND CONDENSING UNITS**

The Corporate Director of Regeneration and Place submitted the above application for consideration.

On a motion by Councillor K Hodson and seconded by the Chair 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 listed as follows:**

**AP.01 SITE LOCATION PLAN REVISION C (dated 10.05.20)**  
**AS.01 EXISTING GROUND FLOOR REVISION A (dated 17.01.20)**  
**AS.01 EXISTING FIRST FLOOR REVISION A (dated 17.01.20)**  
**AS.01 PROPOSED GROUND FLOOR REVISION D (dated 10.05.20)**  
**AL.01 PROPOSED FIRST FLOOR REVISION C (dated 12.03.20)**  
**AV.02 ELEVATIONS WEST REVISION A (dated 07.01.20)**  
**AV03 ELEVATIONS NORTH AND SOUTH REVISION C (dated 14.05.20)**  
**AV01 ELEVATIONS EAST REVISION E (dated 14.05.20)**

**3. A suitable scheme of fume extraction shall be submitted in writing to and approved by the Local Planning Authority prior to the business operating. When designing the fume extract system reference should be made to the Defra document: Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems. The approved scheme of fume extraction shall be installed prior to the business operating and retained thereafter.**

**4. The premises shall not be open to customers outside the following times: 09:00 - 23:30 hours**

**5. Prior to the first use of the development 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.**

**6. The outside seating area shall not be used between 21:00 - 09:00 hours.**