

# Public Document Pack

## PLANNING COMMITTEE

Tuesday, 7 July 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
		S Frost	M Jordan
		B Kenny	A Corkhill
		P Stuart	

### 135 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 23 June 2020 for approval.

Resolved – That the minutes of the meeting held on 23 June 2020 be approved.

### 136 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 the nature of the interest.

No such declarations were made.

### 137 APP/19/01712 - GROSVENOR COURT, GROSVENOR ROAD, HOYLAKES - ADDITIONAL FLOOR LEVEL ON TOP OF THE EXISTING BLOCK B TO CREATE 3 NO 2 BED APARTMENTS ACROSS THE SAME FOOTPRINT OF THE EXISTING BLOCK (AMENDED PROPOSAL)

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

An Objector addressed the Committee

A Ward Councillor addressed the Committee.

On a motion by Councillor K Hodson and seconded by Councillor B Berry it was:

Resolved (7:7 and on the Chair's casting vote) – that the application be refused on the following grounds:

**The proposed development would be of a scale that would not be consistent with the prevailing height and form of neighbouring properties and the street scene at this part of Grosvenor Road and Cable Road where the overall and predominant character of properties is 2-storey. The additional storey proposed would not relate well to its immediate surroundings with regard to the proposed form of development which, by reason of the width**

**of Grosvenor Road and the relationship of residential properties at the junction of Cable Road with Grosvenor Road, would result in an overbearing and unacceptably dominant impact that would result in a detrimental change in the character of this part of Grosvenor Road. Furthermore, having regard to the close proximity of Nos 3 & 5 Cable Road with the development proposed, the additional storey would result in an unsatisfactory and undesirable impact on the amenities of the occupiers of those properties. The proposed development would therefore be contrary to Policy HS4 (Criteria for New Housing Development) and Supplementary Planning Document 2 (Designing for Self-Contained Flat Developments and Conversions) and the provisions of Paragraph 118 (e) of the National Planning Policy Framework.**