

PLANNING COMMITTEE

Thursday, 12 November 2020

Present:

Councillor	S Kelly (Chair)		
Councillors	S Foulkes	P Stuart	
	K Hodson	M Jordan	
	G Davies	A Wright	
	S Frost	A Gardner	
	B Kenny		

10 MINUTES

The Director of Law and Governance submitted the minutes of the meeting held on 15 October 2020 for approval.

Resolved – That the minutes of the meeting held on 15 October 2020 be approved.

11 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 S Foulkes declared a prejudicial interest in item 3 – APP/20/00980: The Stirrup, Arrowe Park Road, Woodchurch – by virtue of being a non-executive Director of Magenta Living (minute 13 refers).

12 ORDER OF BUSINESS

With the consent of the Members of the Committee, the Chair agreed to vary the order of business.

13 APP/20/00980: THE STIRRUP, ARROWE PARK ROAD, WOODCHURCH, CH49 5PB - CONSTRUCTION OF NEW APARTMENT BUILDING FOR RETIREMENT LIVING/EXTRA CARE, COMPRISING OF 46 NO. FLATS WITH ASSOCIATED FACILITIES

Councillor S Foulkes declared a prejudicial interest in this matter and left the meeting during its consideration (minute 11 refers).

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

An objector addressed the Committee.

The applicant and the architect addressed the Committee.

It was moved by the Chair and seconded by Councillor K Hodson that the application be refused.

The motion was put and carried (5:4).

Resolved (5:4) – That the application be refused for the following reason:

1. The proposed development would result in a scale and form of development that fails to relate sufficiently to the existing built form adjacent to and surrounding the site that does not provide a consistent and coherent setting for the space or street that it defines. The long horizontal frontage and height of the development, particularly its position at the street edge of the site adjacent to Arrowe Park Road would result in creating overbearing development that gives rise to a detrimental impact on the character of the area. It is considered that the proposal offers limited architectural quality resulting in a large utilitarian block that lacks any significant depth or articulation with particular regard to the lack of any active frontage along Arrowe Park Road that fails to respect the rhythm, scale and proportions of existing residential property fronting Arrowe Park Road. The proposed development is therefore considered to be contrary to Policy HS4 of the Wirral Unitary Development Plan and the principles of the National Planning Policy Framework.

- 14 **APP/20/01182: THE WARWICK, 29 WESTBOURNE ROAD, BIRKENHEAD, CH43 4TF - CHANGE OF USE OF PUBLIC HOUSE (USE CLASS A4) TO 11-BEDROOM LARGE HOUSE IN MULTIPLE OCCUPATION (HMO) (USE CLASS SUI GENERIS) WITH EXTERNAL ALTERATIONS.**

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

The Lead Petitioner addressed the Committee

The Applicant addressed the Committee.

A Ward Councillor addressed the Committee

It was moved by the Chair and seconded by Councillor B Kenny that the application be approved subject to the following conditions.

The motion was put and carried (9:1).

Resolved (9:1) – That the application be approved with 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 28 August 2020 and 03 November 2020 and listed as follows:

(20)A001 Revision F (Proposed Plans) dated 29/10/20 and received 03 November 2020

(20)A002 Revision A (Proposed Elevations) dated 16/07/20 and received 28 August 2020

3. The house in multiple occupation hereby permitted shall not be occupied by more than eleven people.

4. Notwithstanding the approved plans, prior to the development hereby permitted being first brought into use, details of secure covered & lockable 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.

5. Notwithstanding the approved plans, prior to first occupation of the use hereby approved arrangements for the storage and disposal of refuse including recycling facilities, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.