



Planning Committee

Date:	Thursday, 16 December 2021
Time:	6.00 p.m.
Venue:	Palace Suite - Floral Pavilion

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Members of the public are encouraged to view the meeting via the webcast (see below), but for anyone who would like to attend in person, seating is limited therefore please contact us in advance of the meeting if you would like to reserve a seat. All those attending will be asked to wear a face covering (unless exempt) and are encouraged to take a Lateral Flow Test before attending. You should not attend if you have tested positive for Coronavirus or if you have any symptoms of Coronavirus.

Wirral Council is fully committed to equalities and our obligations under The Equality Act 2010 and Public Sector Equality Duty. If you have any adjustments that would help you attend or participate at this meeting, please let us know as soon as possible and we would be happy to facilitate where possible. Please contact committeeservices@wirral.gov.uk

This meeting will be webcast at
<https://wirral.public-i.tv/core/portal/home>

AGENDA

- 4. APP/21/00963; SANDIWAYS, 46 HOYLE ROAD, HOYLAK, CH47 3AQ PROPOSAL: FULL PLANNING APPLICATION FOR DEMOLITION OF EXISTING BUILDING AND THE ERECTION OF A RESIDENTIAL DEVELOPMENT WITH ASSOCIATED MEANS OF ACCESS, SITE INFRASTRUCTURE, CAR PARKING AND LANDSCAPING AT 46 HOYLE ROAD, HOYLAK CH47 3AQ. (Pages 1 - 2)**

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PLANNING COMMITTEE 16TH DECEMBER 2021

ADDENDUM LIST

AGENDA item 4 APP/00963 – Sandiways, 46 Hoyle Road, Hoylake CH47 3AQ

SUMMARY OF REPRESENTATOIN

Ward members comments

On the 29th June Councillor Wright requested that that this application be taken out of delegation on the following grounds:-

The loss of a grand and substantial detached property known as Sandiways that is not in a conservation area but is however ,characteristic of the area and therefore , such a loss is contrary to local planning policies that endeavour to protect and maintain and enhance such building that collectively are important to the character and identity of the area.

The Scale and mass of the new development is uncharacteristic of the area and considering lay out and density of the proposal and building forward and beyond the existing line and therefore, will be prominent and dominating both on Hoyle Road and on Meols Parade from all approaches. Loss of privacy from neighbouring properties.

The design and appearance indicates the ridge line is higher than neighbouring properties thus presenting a unbroken and long continuous line given an over bearing appearance entirely uncharacteristic within the local area.

Loss of mature trees, since neighbouring properties have the softening effect of trees or hedges around their boundary, such a loss of all mature trees tends to promote again a prominent development.

The increase in traffic due to the new development both on Hoyle Road and Meols Parade exacerbates issue of congestion.

