



Planning Committee

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

Contact Officer: Katy Brown
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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 - 4)**

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PLANNING COMMITTEE 16TH DECEMBER 2021

ADDENDUM LIST (rev 2)

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 indicate 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.

Amendment to condition 2 :-

The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 14/05/2021 and 30/11/2021 (unless otherwise stated) and listed as follows:

Design and Access Statement: Blueoak

Preliminary Ecological Appraisal: Tyrer Ecological Consultants Limited

Desk Survey Results (Bats): Tyrer Ecological Consultants Limited

Habitats Regulations Assessment: Tyrer Ecological Consultants Limited

Arboricultural Impact Assessment: Tree Solutions

20-HOYLE-LOC-01

8677/01

20-HOYLE-PL-01 Rev A

20-HOYLE-PL-02 Rev A

20-HOYLE-PL-03 Rev C

20-HOYLE-PL-04 Rev B

20-HOYLE-PL-05 Rev A

20-HOYLE-PL-06

20-HOYLE-PL-07 Rev B

20-HOYLE-PL-08 Rev A

20-HOYLE-PL-101

20-HOYLE-PL-102

LDS491-01

LDS491-LS

Reason: For the avoidance of doubt and to define the permission.

Amendment to condition 14: -

The side window(s) on plan PL/03 Rev B and PL/03 Rev B marked as obscure glazed and shall not be glazed otherwise than with obscured glassed. The windows shall be fixed shut up to a height of 1.7m above the floor level of the area they serve and thereafter be permanently retained as such unless actuated by the smoke / fire alarm system in the case of an emergency.

Reason: To safeguard the amenities of occupiers of adjoining properties.

AGENDA ITEM 5 – APP/01371 11 Caldby Road, West Kirby

Councillor Green requested that the application be taken out of delegation on the following grounds.

The application seeks to replace a bungalow with 6 apartments, set over three storeys. This constitutes overdevelopment of the site and has a significant impact on the amenity of other residents in the immediate area. Of particular concern is the overbearing nature of the proposed application in relation to 13 and 15 Caldby Road.

Of further concern is the proposal to remove all trees within the site and no proposal that I can see to compensate for this loss.

I would be grateful if you could also share the following with Highways Officers who you are consulting with over this application.

Has an appropriate assessment been made by Highways Officers of the capacity of the surface drainage system along Caldry Road? Officers will already be aware of the increased flooding incidents along this road, reported by local residents and councillors. What impact will the development have on the capacity of the surface drainage system? Will it negatively affect it? Positively affect it or be neutral?

ADDITIONAL CONDITION 16

Discharge of Surface Water

The development shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the public highway. The drainage design shall be submitted to and approved in writing by the Council as Local Planning Authority. The approved scheme shall be implemented in full.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

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