

PLANNING COMMITTEE

Thursday, 14 September 2023

Present:

Councillor S Kelly (Chair)

Councillors S Foulkes
H Gorman
K Hodson
M Booth
B Kenny

J Stewart Laing
G McManus
S Powell-Wilde
Jason Walsh
S Mountney (In
place of C Baldwin)

31 **WELCOME AND INTRODUCTION**

The Chair welcomed Members of the Planning Committee, Officers, members of the public and those watching the webcast to the meeting.

32 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor C Baldwin, who was deputised by Councillor S Mountney.

33 **MINUTES**

The Director of Law and Governance submitted the minutes of the Planning Committee meeting held on 17 August 2023.

Resolved – That the minutes of the Planning Committee meeting held on 17 August 2023 be approved.

34 **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 item on the agenda and if so, to declare them and state what they were.

Councillor G McManus declared a prejudicial interest in Item 5 (St Oswald's Church, Bidston Village Road, Bidston – Installation of 1800mm x 1200mm Church Noticeboard Mounted on Aluminium Posts) by virtue of being a parishioner of St Oswald's Church (minute 35 refers).

35 **LEVERHULME APPEAL**

The Chair with the agreement of the Committee raised the Leverhulme appeal as an item of urgent business. He referred to the recent news concerning a number of appeals in respect of applications that had been considered by the Planning Committee. On behalf of the Committee, he acknowledged the wisdom of the Planning Inspectorate and specifically thanked the leader of the Public Inquiry Mr John Barrett, Senior Officers Kath Lawless and Mark Loughran and all other officers involved who had been listed in the decision letter. He believed it had been a good victory, the Green Belt had been defended and the Brownfield First policies had cleared a hurdle.

The Vice-Chair agreed with the remarks of the Chair and reflected that with the UDP in place and the new Local Plan, the Council had a good case and wished to move a formal vote of thanks to officers.

Councillor K Hodson referred to building affordable houses on the Green Belt, levelling up and the Brownfield First and reiterated her thanks to the Planning Officers, when the McCarthy Stone appeal was won, in particular Martin Klabou who was the leading officer also all other officers who had worked hard in respect of the Leverhulme appeals and Public Inquiries and large cases where the Planning Inspector had concurred with the Planning Officers' decision.

Councillor H Gorman supported all the comments made.

On a motion by the Vice-Chair and seconded by K Hodson, it was -

Resolved – That all officers within the Planning Team be thanked for their work.

36 **ST OSWALDS CHURCH, BIDSTON VILLAGE ROAD, BIDSTON, CH43 7QT
INSTALLATION OF 1800MM X 1200MM CHURCH NOTICEBOARD
MOUNTED ON ALUMINIUM POSTS.**

Councillor G McManus declared a prejudicial interest in this matter and left the room during its consideration (minute 34 refers).

The Senior Planning Officer presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

Ward Councillor Julie McManus addressed the Committee.

The applicant, Reverend Joe Smith addressed the Committee.

On a motion by the Chair and seconded by Councillor Kathy Hodson it was –

Resolved (7:3) – That the application be refused on the following grounds:

1. The proposal by reason of its siting, size, design and materials would be harmful to the setting of the surrounding Grade II listed buildings at St Oswald's Church, Stone Farm and Lilac Cottages and harmful to the character and appearance of the conservation area including its key views contrary to policies CH01, CH1, CH2 and CH4 of Wirral's Unitary Development Plan, National Planning Policy Framework (2021) paragraphs 136, 195, 200 and 202 and Policies WD 2.1, WD2.2, WP3.1 and WD10 of Wirral's emerging local plan.

37 **LOCK UP GARAGES (19) EDGEMOOR CLOSE, BEECHWOOD, CH43 9XH
ERECTION OF 2 BUNGALOWS AND ASSOCIATED HARD AND SOFT
LANDSCAPING.**

The Senior Planning Officer presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

Ward Councillor, Elizabeth Grey addressed the Committee.

On a motion by Councillor Kathy Hodson and seconded by the Chair it was –

Resolved (unanimously) – 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 26th July 2023 and listed as follows: P359.2_202, P359.2_203G, P359.2_204, P359.2_205A, P359.2_206B, P359.2_207B and P359.2_208B.

3. Prior to the commencement of the development, a full scheme of works for the reinstatement to standard footway levels of any existing vehicle accesses from the highway that are rendered obsolete by the development shall be submitted and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved works have been completed in accordance with the approved scheme.

4. Before any construction commences, details of the brick and roof 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.

5. Details of the species mix, height and density of new planting shown on the approved plan ref. P359.2_203G shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the proposed development. All planting, seeding and/or turfing comprised in the approved details and the approved landscaping of plan ref. P359.2_203G shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and any shrubs or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

6. The hard landscaping scheme hereby approved shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority.

7. The development shall not be occupied until the parking has been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

8. The western and eastern side facing windows of the approved bungalows shall be obscure glazed and non-opening (with the exception of an opening light 1.7 metres above the floor of the room in which the window is installed) and thereafter be permanently retained as such.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that order) no window shall be installed to the side elevations of the approved bungalows where facing the eastern front elevations of houses on Edgemoor Close and the western rear elevations of houses on Everleigh Close unless it is obscure glazed and non-opening (with the exception of an opening light 1.7 metres above the floor of the room in which the window is installed) and thereafter be permanently retained as such.