

PLANNING COMMITTEE

Thursday, 18 July 2024

Present:

Councillor S Kelly (Chair)

Councillors

S Foulkes
H Gorman
A Gardner
B Kenny

G McManus
J Walsh
K Stuart

Deputies:

Councillors

L Luxon-Kewley
M Booth

1 WELCOME AND INTRODUCTION

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

2 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor James Stewart Laing who was deputised by Councillor Louise Luxon-Kewley, Councillor Kathy Hodson who was deputised by Councillor Max Booth and Councillor Mary Jordan.

3 MINUTES

Resolved – That the minutes of the meeting held on 18 April 2024 be approved.

4 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 Steve Foulkes informed the Committee that there was no interest to be declared but in the interest of openness and transparency, the Labour Group hired a room on a commercial basis at the Poulton Victoria Club and confirmed that there was no hospitality received.

Councillor Steve Foulkes further stated that agenda item 8 referred to a decision made at a committee he sits on and clarified that this did not impair his judgement on this item.

At the request of the Chair, the order of business was altered and item 5 was moved to the end of the agenda.

5 APP/24/00200 231 - 231A BECKWITH STREET, BIRKENHEAD, WIRRAL, CH41 4HW CHANGE OF USE FROM INDOOR CHILDREN'S PLAY SPACE (USE CLASS E(F)) TO A CONVENIENCE RETAIL STORE (USE CLASS E(A))

The Development Management Manager presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

The petitioner, Laura Brough, addressed the committee.

The Agent, Mike Carr, addressed the committee.

On a motion by Councillor Brian Kenny, seconded by the Chair it was,

Resolved (7:3) – That the application be refused on the grounds the proposed use was considered inappropriate having regard to Policy HS15 of Wirral Council's Unitary Development Plan in this predominantly residential area and therefore would be detrimental to the amenities of adjoining occupiers which would result in unacceptable levels of nuisance and disturbance.

6 APP/23/01821 POULTON VICTORIA FOOTBALL GROUND, CLAYTON LANE, POULTON, WALLASEY, WIRRAL, CH44 5TB ERECTION OF A NEW FUNCTION ROOM AT SOUTH-EASTERN EDGE OF SITE (RETROSPECTIVE)

The Development Management Manager presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

Leader of the Council, Councillor Paul Stuart addressed the Committee as a ward councillor.

On a motion by the Chair, Seconded by Councillor Andrew Gardner, it was

Resolved (unanimously) - That the application be approved subject to the following conditions:

- (1) The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 29th November 2023 and listed as follows:**
PV01-SDC-XX-XX-DR-B-0001 Rev C01
PV01-SDC-XX-XX-DR-B-0003 Rev C01
PV01-E3C-B1-00-DR-B-2001 Rev C01

**PV01-E3C-B1-00-DR-B-2001 Rev C01
PV01-E3C-B1-00-DR-B-2001 Rev C01**

- (2) Within 3 months of the date of this decision an Operational and Management Plan for the shipping containers shall be submitted to, and approved in writing by, the local planning authority. The Plan shall set out full details of the maintenance schedule of the containers, including their appearance, and shall be adhered to in full thereafter.**
- (3) Within 3 months of this decision, those areas indicated on the submitted plan (PV01-SDC-XX-XX-DR-B10003 Rev C01) to be set aside for parking and servicing shall be surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. The parking and servicing areas shall be retained as such thereafter.**
- (4) The function room hereby permitted shall only be used between the hours of 0900 and 2230 Sunday to Thursday and 0900 and 0000 on Fridays, Saturdays and Bank Holidays and shall be cleared, with all ancillary activity completed, within 30 minutes of closing time.**
- (5) There shall be no amplified music to the external areas after 2000 on any day. Any music shall only be played within the function room after 2000 provided the external doors are closed to prevent music being emitted from the function room.**
- (6) Within 3 months of this decision, full details of cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided/installed no later than 3 months following their approval and retained as such for use thereafter.**

7 APP/24/00444 JACKSONS FURNITURE, 106-116 ST PAULS ROAD, SEACOMBE, WALLASEY, WIRRAL, CH44 7AW DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 6 HOUSES (USE CLASS C3) AND ASSOCIATED WORKS

The Development Management Manager presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

Leader of the Council, Councillor Paul Stuart addressed the Committee as a ward councillor.

On a motion by the Chair, seconded by Councillor Harry Gorman 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 4th April 2024, 19th April 2024 and 4th June 2024 and listed as follows: 2208-000A REV A; 2208-002 REV E; 2208-007 REV E; 2208-100 Rev G; 2208- 101 REV F; 2208-102 REV I; 2208-200 REV E; 2208-201 REV E; 2208-202 REV E; 2208-203 REV E**
- (3) Prior to the commencement of any works (other than demolition), the applicant will submit to the LPA and have approved in writing, details of all external facing materials. The development shall be carried out using those approved facing materials and retained as such thereafter.**
- (4) Full details of the cycle and bin storage facilities (as shown on hereby approved Proposed Site Plan, ref. 2208-002 REV E) shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The bin and cycle storage shall be built-out in accordance with the approved details, made available for use prior to first occupation and maintained for the life of the development unless otherwise agreed in writing by the local planning authority.**
- (5) Prior to the occupation of the development the windows hereby approved at second floor to the east (Parry Street elevation) shall be fitted with fixed and obscure glazing up to a height of 1.7m from the finished first floor internal floor level and shall be permanently retained in that condition thereafter.**
- (6) Prior to the occupation of the development full details of hard and soft landscaping and boundary treatment shall be submitted to and approved in writing by the local planning authority and thereafter built out prior to first occupation of the any approved dwelling.**
- (7) Notwithstanding the provisions of Schedule 2, Part 1, Class A, B and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no enlargement or extension of the dwelling(s) hereby permitted, including additions or alterations to the roof and new**

outbuildings, shall be constructed without the prior written approval of the local planning authority.

- (8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order), the buildings shall be used as residential dwellinghouses (Planning Use Class C3) only and no development permitted by virtue of Schedule 2, Part 3, Class L of the Order affording permitted development to a HMO shall be carried out to the buildings hereby approved.
- (9) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

8 APPOINTMENT OF MEMBERS TO STRATEGIC APPLICATIONS SUB-COMMITTEE

A report by the Director of Law and Corporate Services recommended that the Planning Committee re-establish a Strategic Applications Sub Committee for the forthcoming municipal year with the Terms of Reference as set out within the report.

It was reported that the Constitution, as approved by Council, required the establishment of the Strategic Applications Sub-Committee. The members of

the Sub-Committee may comprise between 6 and 9 members of the Planning Committee, politically balanced.

On a motion by the Chair and seconded by Councillor Steve Foulkes it was –

Resolved (unanimously) that –

- (1) the Terms of Reference of the Strategic Applications Sub-Committee, as referred to in paragraphs 3.1 and 3.2 of the report, be noted.**
 - (2) the size of the Strategic Applications Sub-Committee be set at 7 members of the Planning Committee with 3 Labour Members, 2 Conservative Members, 1 Green Member and 1 Liberal Democrat Member.**
 - (3) the Monitoring Officer be authorised as proper officer to carry out the wishes of the Group Leaders in allocating Members to membership and substitute membership of the Strategic Applications Sub-Committee and to appoint those Members with effect from the date at which the proper officer is advised of the names of such Members.**
 - (4) Councillor Stuart Kelly and Councillor Steve Foulkes be appointed as Chair and Vice Chair of the Sub-Committee respectively.**
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