

# PLANNING COMMITTEE

Thursday, 12 September 2024

Present:

Councillor S Kelly (Chair)

Councillors	S Foulkes	G McManus
	H Gorman	J Walsh
	A Gardner	M Jordan
	K Hodson	K Stuart
	B Kenny	L Luxon-Kewley

9 **WELCOME AND INTRODUCTION**

The Chair welcomed everyone to the meeting.

10 **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor James Stewart Laing. Councillor Louise Luxon Kewley deputised for him.

11 **MINUTES**

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

12 **MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST**

Councillor Jason Walsh-McDonald declared an interest in item 6 (APP/22/01890. Former Croda Site) as the house of a relative backs onto the site so he would leave the chamber for this item.

The Development Management Manager declared a personal interest in item 7 (APPH/24/00437. 29 Stanley Road) as he knew the applicant outside of work so would leave the chamber for this item.

13 **LDP/24/00924. 12 ALFRED ROAD, OXTON, PRENTON, WIRRAL, CH43 4TU. PROPOSED USE OF EXISTING C3 DWELLINGHOUSE AS A CHILDREN'S HOME FOR UP TO FOUR CHILDREN / YOUNG PEOPLE WITH TWO MEMBERS OF STAFF PROVIDING 24 HOUR CARE.**

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

An employee of the applicant addressed the Committee and was questioned by Members.

On a motion from the Chair, seconded by Councillor Kathy Hodson, it was

**Resolved – That the application for a Certificate of Lawful Proposed Use of Development be approved.**

- 14 **APP/22/01890. FORMER CRODA SITE LAND NORTH OF MARSHALL CLOSE AND POOL CLOSE, WIRRAL, CH62 4TU. 116 DWELLINGS (INCLUDING 20% AFFORDABLE HOUSING), PUBLIC OPEN SPACE INCLUDING EQUIPPED PLAY AREA AND RIVERSIDE WALKWAY, VEHICULAR AND PEDESTRIAN ACCESS OFF MARSHALL CLOSE AND POOL LANE WITH ASSOCIATED ENABLING AND ENGINEERING WORKS INCLUDING REMOVAL OF EXISTING EARTH BUND, INSTALLATION OF NOISE BARRIER AND RECONFIGURATION OF CAR PARK SERVING EXISTING APARTMENT BUILDING.**

Councillor Jason Walsh-McDonald left the chamber for the duration of this item as he declared an interest in it.

The Senior Planning Officer presented the report of the Director of Regeneration and Place in relation to the above application for consideration. It was noted that there was an addendum to the agenda correcting a typographical error in the report and setting out a list of revised conditions.

The Applicant's Agent addressed the Committee and was questioned by Members.

On a motion from the Chair, seconded by Councillor Steve Foulkes, it was

**Resolved – That the Director of Regeneration and Place be authorised to:**

- 1. approve the application subject to the conditions, as set out in the addendum report, and subject to the completion of an agreement pursuant to section 106 of the Town and County Planning Act 1990 to be prepared, in accordance with section 8.20 of the report; and**
- 2. refuse the application in the event that a satisfactory section 106 agreement is not received within 8 months of the date on which Planning Committee resolve to approve the application unless an extension of time is agreed to the satisfaction of the Director of Regeneration of Place in consultation with the Chair and Spokespersons of the Planning Committee.**

- 15 **APPH/24/00437. 29 STANLEY ROAD, HOYLAK, WIRRAL, CH47 1HN. PROPOSED ACCESSIBLE SINGLE STOREY REAR INFILL EXTENSION, FIRST FLOOR SIDE EXTENSION, RAISED PATIO AND INTERNAL & EXTERNAL ALTERATIONS.**

The Development Management Manager left the chamber for the duration of this item as he had declared an interest in it.

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

The Applicant addressed the Committee and was questioned by Members.

On a motion from Councillor Kathy Hodson, seconded by the Chair, it was

**Resolved – That the application be approved subject to the following conditions:**

- 1 The development hereby permitted shall begin not later than 3 years from the date of this decision.**

**2 The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority and listed as follows: Existing Site Plan A1 (inc. Location Plan). Drawing No: T1256 - PL01. Received on: 2.04.2024**

**Proposed Site Plan A1. Drawing No: T1256 - PL05. Revision A. Received on: 2.07.2024**

**Proposed Ground Floor Plan A1. Drawing No: T1256 - PL06. Received on: 2.04.2024.**

**Proposed First Floor Plan A1. Drawing No: T1256 - PL07. Received on: 2.04.2024.**

**Proposed Second Floor and Elevations A1. Drawing No: T1256 - PL08. Received on: 2.04.2024.**

**3. No development involving the use of any the following materials shall take place until samples or specifications of the following materials to be used in the external construction of this development have been submitted to and approved in writing by the local planning authority: - Roofing Materials; - Sunlight tunnels; - Windows and Doors; - Render; and - Block paving. The development shall be carried out in accordance with the approved details.**

- 16 **APP/23/00233. 22 FARR HALL DRIVE, HESWALL, WIRRAL, CH60 4SH. DEMOLITION OF THE EXISTING DWELLING AND REPLACEMENT WITH 6 APARTMENTS TOGETHER WITH ASSOCIATED BIN STORE, ACCESS, LANDSCAPING, PARKING AND ALL OTHER ASSOCIATED WORKS.**

The Chair informed the Committee that there had been questions raised regarding the biodiversity at the site and further clarification was required before the application could be considered.

On a motion from the Chair, seconded by Councillor Steve Foulkes, it was

**Resolved – That the item be deferred to a future meeting.**

- 17 **CHANGES TO THE SCHEME OF DELEGATION TO OFFICERS FOR THE DETERMINATION OF PLANNING RELATED MATTERS**

The Lead Principal Lawyer presented the report of the Director of Law and Corporate which set out proposed revisions which had been made in order to improve efficiency in the planning application and compliance process. He stated that the Director of Corporate Services as Monitoring Officer had power to make minor and consequential changes, such as factual references, changes in the law, changes in process and protocols of Committee and revised arrangements for the distribution of responsibilities and the delegation of powers to officers. Committee's views were sought on such changes so as to inform the exercise of this power by the Director of Law and Corporate Services.

He clarified that the addendum report proposed a change to proposed revised scheme of delegation in that instead of 1(e) a new provision is to be deemed to be inserted as 1(a)(ix) "any proposals requiring prior notification where it is proposed to recommend for approval, following the receipt of a petition or referral by an elected member".

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

**Resolved –**

**That the proposed amended Scheme of Delegation for Determination of Planning Applications and Planning Related Matters, as referred to at Appendices 1 and 2 and as amended by the addendum report, be endorsed.**