

PLANNING COMMITTEE

Thursday, 6 February 2025

<u>Present:</u>	Councillor	S Kelly (Chair)	
	Councillors	S Foulkes H Gorman A Gardner K Hodson B Kenny	S Powell-Wilde G McManus J Walsh M Jordan K Stuart

47 WELCOME AND INTRODUCTION

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

48 APOLOGIES FOR ABSENCE

There were no apologies for absence.

49 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members were asked to consider whether they had any disclosable pecuniary interests and/or any relevant interest in connection with any item(s) on this agenda and, if so, to declare them and state the nature of the interest.

No interests were declared.

50 MINUTES

Resolved – That the minutes of the meeting held on 16 January 2025 be approved as a correct record.

51 APP/24/01535 - PARK HOUSE, 17 NELSON STREET, NEW BRIGHTON, WALLASEY, WIRRAL, CH45 1NG - CHANGE OF USE TO LARGE HOUSE IN MULTIPLE OCCUPATION

The Principal Planning and Enforcement Team Leader presented for consideration a report in relation to the above application, in regard of the change of use to large House in Multiple Occupation.

Ward Councillor, Councillor Tony Jones, addressed the Committee on behalf of the residents and the Lead Petitioner, addressed the committee.

Members debated the application.

On a motion proposed by the Chair, seconded by Councillor Andrew Gardner, it was:

Resolved (10 votes for, one against) That planning permission be granted, 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 on 23 & 31 October 2024 & 10 January 2025 and listed as follows:
5765-1 As Existing & Elevations Rev A, 5765-2 Floorplans As Proposed, 5765-3 Location & Site Plans Rev A, 5765-4 Cycle Store**
- 3. The number of persons residing in the property as their sole or main residence shall not exceed ten persons at any one time.**
- 4. The landscaping shown on the approved drawing 5765-3 Location & Site Plans Rev A shall be carried out no later than the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges 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.**
- 5. The cycle parking shown on approved drawings 5765-3 Location & Site Plans Rev A & 5765-4 Cycle Store shall be made available for use prior to occupation of the building and shall thereafter be retained and maintained.**
- 6. Prior to first occupation of the development, full details of the bin store shown on drawing 5765-3 Location & Site Plans shall be submitted to and approved in writing by the Local Authority. The store shall be constructed in accordance with the approved details and available for use prior to first occupation of the development and shall thereafter be retained.**
- 7. The external finishes of the development with regards to the infilling of the redundant window openings hereby approved shall match those of the existing building in material, colour, style, bonding and texture.**