

PLANNING COMMITTEE

Tuesday, 7 September 2010

Present:

Councillor	P Gilchrist (Vice Chair in the Chair)	
Councillors	P Gilchrist D Elderton B Kenny E Boulton P Hayes P Johnson	M Johnston J Keeley S Kelly D Realey J Salter

Deputies: Councillors A Brighthouse (In place of D Mitchell)

63 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on 21 July 2010.

Resolved – That the minutes be received.

64 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked if they had any personal or prejudicial interests in connection with any application on the agenda and, if so, to declare them and state the nature of the interest.

Councillor Salter declared a prejudicial interest in APP//09/06509 by virtue of previous dealings with Peel Holdings.

65 REQUESTS FOR SITE VISITS

Members were asked to submit their requests for site visits before any planning applications were considered.

The following request for a site visit was unanimously approved;

Application 10/00655 – Sandbrook, 27 Mount Road, Upton, CH49 6JA – Erection of a two storey side extension and first floor extension over existing garage and erection of detached garage

66 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

67 **APP/09/06038 - 2 THIRLMERE DRIVE, LISCARD, WIRRAL CH45 4LW - ERECTION OF A SINGLE STOREY EXTENSION, RAISING ROOF OF EXISTING WORKSHOPS & INSTALLATION OF SPRAY BOOTH (RETROSPECTIVE APPLICATION)**

The Director of Technical Services submitted the above application for consideration.

A petitioner addressed the meeting.

It was moved by Councillor Hayes and seconded by Councillor Keeley that the application be refused on the grounds that the premises would have a detrimental impact on neighbouring properties and amenities.

The motion was put and lost (4:8)

It was then moved by Councillor Hayes and seconded by Councillor Keeley that the application be approved subject to the usage of the premises being restricted to the applicants own vehicles.

The motion was put and lost (3:9)

On a motion by Councillor Gilchrist and seconded by Councillor Johnston it was ;

Resolved (8:4) -That the application be approved subject to the following conditions:

1. Details of the fume extraction system and the odour control system shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this decision. The fume extractor and odour control system shall be implemented within 1 month of approval of the system and retained and operated thereafter in accordance with the approved details.

2. Details of a colour coating to be applied to the building and flue shall be submitted to and agreed in writing by the Local Planning Authority within 3 months of the date of this decision. The approved colour coating shall be completed prior to the use commencing and retained as such thereafter.

3. The premises shall be closed between the hours of 17.00 hours and 09.00 hours Monday to Friday, between the hours of 13.00 and 09.00 on Saturdays, and shall remain closed on Sundays and Bank Holidays.

4. Only water based paint shall be used for spraying as stated in the approved details (received 4th September 2009) unless with prior agreement with the Local Planning Authority.

68 **APP/10/00445 - THORNTON HOLDINGS LTD, THORNTON MANOR, MANOR ROAD, THORNTON HOUGH, CH63 1JB - PROPOSED ERECTION OF THREE MARQUEES WITHIN THE THORNTON MANOR ESTATE AT THE DELL, THE WALLED GARDEN AND AT THE LAKE TO BE USED FOR PRIVATE FUNCTIONS AND CONFERENCES**

The Director of Technical Services submitted the above application for consideration.

A petitioner addressed the meeting.

A representative of the applicant addressed the meeting.

On a motion by Councillor Kenny and seconded by Councillor Realey it was:

Resolved (7:5) –

That the application be approved subject to:-

- **No direction being made to the contrary by the Secretary of State;**
- **The completion of a Section 106 Legal Agreement and the following conditions;**

1 This permission shall be for a limited period of five years only expiring five years from the date of issue of the decision notice.

2 Prior to the marquee at the Dell being brought into use, details of a 3 metre high noise barrier to be erected within the perimeter of the marquee shall be submitted to and agreed in writing with the Local Planning Authority. The screen shall be erected in accordance with the approved details before the marquee is used and retained as such thereafter

3 Within one month of the date of approval details of a 3 metre high noise barrier to be erected within the perimeter of the Lake marquee shall be submitted to and agreed in writing with the Local Planning Authority. The screen shall be erected in accordance with the approved details within one month of the approval of details by the Local Planning Authority and retained as such thereafter

4 Prior to the marquee at the Dell being brought into use details of a noise limiter to be used within the marquee shall be submitted to and agreed in writing with the Local Planning Authority. The noise limiter shall be installed and always used whenever amplified voices or music are played at the marquee in accordance with the approved details.

5 Within one month of the date of approval, details of a noise limiter to be used within the Lake marquee shall be submitted to and agreed in writing with the Local Planning Authority. The noise limiter shall be installed and always used whenever amplified voices or music are played at the marquee in accordance with the approved details.

6 Prior to the commencement of development, details of event access and direction signing shall be submitted to and agreed in writing with the Local Planning Authority. The signage shall be erected in accordance with the approved details before the marquees are brought into use.

7 Details of internal road widening and parking areas for coaches shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The development shall be carried out in accordance with the agreed details before the marquees are brought into use and retained as such.

8 The proposed car parking areas shall be laid out in accordance with the details of the application before the marquees are brought into use.

9 No external lighting to the marquees and car parking areas shall be erected until full details, including position and intensity of lighting has been submitted to and agreed in

writing with the Local Planning Authority .The lighting shall be carried out in accordance with the approved details.

10 No fireworks shall be used between January and July, inclusive.

11 Full details of a landscaping scheme for the screening of the marquee and parking area at the Dell shall be submitted to and agreed in writing with the local planning authority before the marquee at the dell is erected. The landscaping shall be carried out in accordance with the approved details prior to the erection of the marquee and laying out of the car parking area at the Dell and retained as such thereafter.

69 **APP/10/00739 - SCOUT HEADQUARTERS, FENDER WAY, BEECHWOOD, CH43 7TS - TWO STORAGE CONTAINERS ONTO EXISTING SITE AND FUTURE RETENTION**

The Director of Technical Services submitted the above application for consideration.

A petitioner addressed the meeting.

A ward councillor addressed the meeting.

On a motion by Councillor Gilchrist and seconded by Councillor Kenny it was:

Resolved (12:00) – That the application be refused on the grounds that the proposed development would form a visually obtrusive feature by reason of its design and siting which the Local Planning Authority considers would be detrimental to the general character of the area, contrary to the provisions of UDP Policy GR1: The Protection of Urban Greenspace.

70 **APP/10/00655 - SANDBROOK, 27 MOUNT ROAD, UPTON, CH49 6JA - ERECTION OF A TWO STOREY SIDE EXTENSION AND FIRST FLOOR EXTENSION OVER EXISTING GARAGE AND ERECTION OF DETACHED GARAGE**

The Director of Technical Services submitted the above application for consideration.

Resolved – That the application be deferred for a site visit.

71 **APP/10/00722 - 110 BORROWDALE ROAD, MORETON, CH46 0RQ - ERECTION OF A TWO STOREY SIDE EXTENSION OVER EXISTING STORE ROOM WITH LINK CORRIDOR BETWEEN DWELLING HOUSE AND SINGLE STOREY OUTBUILDING**

The Director of Technical Services submitted the above application for consideration.

On a motion by Councillor Gilchrist and seconded by Councillor Johnston it was:

Resolved (12:00) - That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking or re-enacting that Order), no window or other openings other than those shown on the approved plan(s) shall be inserted in the east facing elevation of the building hereby permitted.

72 APP/10/00734 - THURSTON, BIRKENHEAD ROAD, MEOLS, CH47 0LE - DEMOLITION OF EXISTING OUTBUILDINGS AND CONSERVATORY TO REAR AND ERECTION OF SINGLE STOREY REAR AND NEW ENTRANCE TO SIDE

The Director of Technical Services submitted the above application for consideration.

On a motion by Councillor Gilchrist and seconded by Councillor Salter it was:

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. The development hereby approved shall be carried out in accordance with the details shown on the plan(s) received by the Local Planning Authority on 17/08/2010.

73 APP/10/00801 - LOCK AND KEYMASTER, 93 HOYLAKES ROAD, MORETON, CH46 9PY - NEW STEEL FRAME EXTERNAL STORAGE AREA

The Director of Technical Services submitted the above application for consideration.

On a motion by Councillor Gilchrist and seconded by Councillor Salter it was:

Resolved (10:2) – That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. Before any construction commences, samples of the facing 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.

74 APP/09/06509 - OUTLINE PLANNING APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS AND THE CREATION OF A NEW CITY NEIGHBOURHOOD AT EAST FLOAT.

Councillor Salter declared a prejudicial interest by virtue of previous dealings with Peel Holdings and left the room while the application was being considered.

The Director of Technical Services submitted the above application for consideration.

The report requested that members agree to the imposition of an additional planning condition control in relation to the 'A2' Financial and Professional Services uses proposed as part of the above planning application, and agree the deletion of text from paragraph 9.3.2 of the Director of Technical Services report presented to the Planning Committee 3 August 2010 relating to housing delivery rates.

On a motion by Councillor Gilchrist and seconded by Councillor Realey it was:

Resolved (11:00) –

1. That the application be approved subject to the conditions agreed at the Planning Committee meeting of 3rd August 2010, and an additional planning condition to limit the maximum floorspace for 'A2' Financial and Professional Services:

Notwithstanding the provisions of Use Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any legislation revoking, re-enacting or modifying that Order), no more than 9,000 sq m gross internal area shall be used for financial and professional service uses.

2. That the Planning Committee agree to amend paragraph 9.3.2 of the report presented to Planning Committee on the 3rd August to delete reference to the control of housing commencements in consecutive 5-year periods. The amended paragraph to read:

"There is, however, a need for a degree of control to prevent major departures from the trajectory that could result in significant adverse impacts. It is not considered necessary to limit the rate of housing delivery, given the identified need to deliver proposed housing to reverse population decline. Conditions are proposed to require the submission and approval of phasing plans and trajectories with each reserved matters submission. In terms of ensuring that the development is commenced, it is intended that there will be a requirement to submit reserved matters for a first phase including 500 units minimum within 5 years."

75 PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 31/07/2010 AND 25/08/2010

The Director of Technical Services submitted a report informing members of Planning applications which had been decided under his delegated powers between 31 July 2010 and 25 August 2010.

Resolved – That the report be noted.

