

PLANNING COMMITTEE

Tuesday, 9 August 2011

Present: Councillor D Elderton (Chair)

Councillors E Boulton D Mitchell
P Hayes B Mooney
P Johnson D Realey
S Kelly J Salter
B Kenny J Walsh

Deputies: Councillors J Keeley (In place of W Clements)

51 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on 19 July, 2011.

Resolved - That the minutes be received.

52 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 application on the agenda and, if so, to declare them and state the nature of the interest.

No such declarations were made.

53 REQUESTS FOR SITE VISITS

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

The following requests for site visits were unanimously approved:

APP/11/00561 - 98 Bidston Road, Oxtun - Refurbishment and extension to existing building into 21 no. apartments with associated hard and soft landscaping (Councillor B Kenny).

APP/11/00613 - 2 Dingwall Drive, Greasby, First floor rear extension (Councillor J Keeley).

APP/11/00465 - FORMER HEAP AND PARTNERS SITE, LAND OFF NEWTON ROAD, HOYLAKE - ERECTION OF 11 NO. SUPPORTED APARTMENTS, 2 NO. SUPPORTED BUNGALOWS AND 8 NO. AFFORDABLE APARTMENTS

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor David Elderton and seconded by Councillor John Salter it was:

Resolved - (12:0) 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 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.**
- 3. The proposed landscaping shall be completed before the accommodation hereby approved is occupied and thereafter shall be maintained to the satisfaction of the Local Authority.**
- 4. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.**
- 5. No part of the development shall be brought into use until areas for vehicle parking, turning and manoeuvring have been laid out, demarcated and leveled in accordance with the approved plan and these areas shall be retained thereafter for that specific use.**
- 6. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.**
- 7. Prior to the commencement of development, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the LPA. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the LPA.**
- 8. A detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment, must be**

prepared, and is subject to the approval in writing of the Local Planning Authority. The strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and roles and responsibilities. The strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 after remediation.

9. Details of the proposed louvered screens to serve living/dining room windows facing south west at first and second floor level to Block A shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development. The development shall be implemented in accordance with the approved details, and retained as such thereafter.

55 **APP/11/00561 - 98 BIDSTON ROAD, OXTON - REFURBISHMENT AND EXTENSION TO EXISTING BUILDING INTO 21 NO. APARTMENTS WITH ASSOCIATED HARD AND SOFT LANDSCAPING**

Resolved - That consideration of the item be deferred for a formal site visit.

56 **APP/11/00724 - 1 - 146 SANDBOURNE, STAVORDALE ROAD, MORETON - NEW BUILD DEVELOPMENT OF 7 NO. TWO STOREY HOUSES AND 4 NO. BUNGALOWS**

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Dave Mitchell and seconded by Councillor Peter Johnson it was:

Resolved - (12:0) 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 hard and soft 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. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

3. The development shall be carried out in accordance with the details contained in drawings ref 1280-SI-01 Rev A, 1280-SI-07 Rev A, 1280-GA-C Block C, 1280-GA-C Block D and 1280-GA-C Block E Rev A received by the Local Planning Authority on 02 August 2011.

4. Prior to the occupation of the development hereby approved, a scheme for the provision of affordable housing to be provided shall be submitted to and agreed in writing by the LPA. The scheme shall include the occupancy criteria

to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the LPA.

- 57 **APP/11/00740 - LAND ADJACENT TO EAST VIEW FARM, PARK ROAD, MEOLS - SITING OF 2 ADDITIONAL HOLIDAY CARAVANS (ALLOWING A TOTAL OF 29 CARAVANS ON THE SITE) AND EXTENSION OF SEASON TO ALLOW THE SITE TO OPERATE AS A HOLIDAY PARK ALL YEAR ROUND**

This application was withdrawn by the applicant prior to the hearing.

- 58 **APP/11/00606 - 10 BOLLINGTON CLOSE, OXTON - ERECTION OF SINGLE STOREY DETACHED GARAGE**

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Dave Mitchell and seconded by Councillor Eddie Boulton it was:

Resolved - (12:0) That the application be approved subject to the following condition:

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

- 59 **APP/11/00613 - 2 DINGWALL DRIVE, GREASBY - FIRST FLOOR REAR EXTENSION**

Resolved - That consideration of the item be deferred for a formal site visit.

- 60 **APP/11/00628 - 66 SHREWSBURY ROAD, OXTON - ERECTION OF A DOUBLE STOREY REAR EXTENSION TO INCLUDE FIRST FLOOR BALCONY, ATTACHED SIDE GARAGE AND GARDEN TERRACE TO THE REAR (AMENDED DESCRIPTION)**

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Peter Johnson and seconded by Councillor Dave Mitchell it was:

Resolved - (12:0) 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 and roofing 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.

3. A 1.8 metres high obscure glazed screen shall be erected to the boundary of the proposed roof terrace closest to 64 Shrewsbury Road prior to the first use of the roof terrace in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The screen shall be retained as such thereafter.

4. The development shall be carried out in accordance with the details contained in drawing (ref. 55-_2011_02) labelled 'Proposed Floor Plans and Elevations' received by the Local Planning Authority on 27/07/2011.

61 **APP/11/00750 - 20 PARK ROAD, EASTHAM - FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION**

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Dave Mitchell seconded by Councillor Peter Johnson it was:

Resolved - (12:0) That the application be approved subject to the following condition:

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

62 **APP/11/00808 - SPRING GARDENS GREENGROCER, 25 - 25A LISCARD VILLAGE, LISCARD - CHANGE OF USE TO TAKE AWAY AND FISH AND CHIP RESTAURANT AND SHOP FRONT ALTERATIONS**

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Dave Mitchell and seconded by Councillor Peter Johnson it was:

Resolved - (12:0) 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 premises shall be closed between the hours of 23:00 hours and 11:00 hours Monday to Saturday, and 22:00 hours and 16:00 hours Sunday and Bank Holidays.

3. No development shall take place until full details of a scheme for noise insulation between ground floor and first floor residential accommodation has been submitted to

and approved in writing by the Local Planning Authority. The scheme shall be implemented before the business is in operation and retained as such thereafter.

4. No development shall take place until full details of a scheme for fume extraction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before the business is in operation and retained as such thereafter.

63 **SECTION 106 LEGAL AGREEMENT - REEDS LANE**

The Interim Director of Corporate Services submitted the above application for consideration.

A ward Councillor addressed the meeting.

On a motion by Councillor Dave Mitchell and seconded by Councillor Denise Realey it was:

Resolved - (7:5) That the Local Planning Authority accepts the dedication of land and constructs a play area to the value of £56,000 (plus interest) on that portion of the site indicated at Appendix 1 within the report.

64 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 7 AND 27 JULY, 2011**

The Interim Director of Corporate Services submitted a report detailing applications delegated to him and decided upon between 7 and 27 July 2011.

Resolved - That the report be noted.
