

PLANNING COMMITTEE

Tuesday, 27 March 2012

<u>Present:</u>	Councillor	D Elderton (Chair)	
	Councillors	E Boulton W Clements P Johnson D Mitchell	S Kelly B Mooney J Salter J Walsh
<u>Deputies:</u>	Councillors	J Crabtree (In place of D Realey) P Hackett (In place of B Kenny)	

200 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on Tuesday, 6 March 2012.

Resolved – That the minutes be received.

201 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.

202 REQUESTS FOR SITE VISITS

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

No such requests were made.

203 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

204 NATIONAL PLANNING POLICY FRAMEWORK

The Development Control Manager, Regeneration, Housing and Planning Department, informed the Planning Committee that confirmation had been received that the new Planning Policy was effective from today. Members of the Committee had been provided with a copy of Annex 1 to the Policy document which set out information on the implementation of the Policy. Advice had been sought from the Department for Communities and Local Government and no matters on the agenda

for this meeting would be affected by the changes. It was confirmed that a copy of the new Planning Policy would be sent out to all members of the Committee and a report would be brought to a future meeting of the Planning Committee setting out the full implications of the Framework.

- 205 **APP/11/01176 - LAND NORTH OF KINGS PARADE, MARINE PROMENADE, NEW BRIGHTON - CHANGE OF USE OF UNIT 14, WALLASEY WATERFRONT RETAIL PARK AND LEISURE PARK FROM A3/A4 USE TO A1 PHARMACY.**

This item was withdrawn by the applicant.

- 206 **APP/11/01512 - BARLEYFIELD,PENSBY, WIRRAL CH61 5UX - ERECTION OF 8NO. FLATS AND 7NO. HOUSES, EXTENSION TO ROAD AND ASSOCIATED LANDSCAPING.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

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

Resolved (11:00) – 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. 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.

3. 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.

4. 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 first occupation, in accordance with the details so approved.

5. 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.

6. The site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works

commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

7. The approved hard and soft landscaping scheme 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.

207 **APP/12/00029 - 35 ELTHAM GREEN, WOODCHURCH, CH49 5NQ - PROPOSED TWO STOREY SIDE/REAR EXTENSION AND SINGLE STOREY REAR EXTENSION.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Dave Mitchell and seconded by Councillor Pat Hackett it was:

Resolved (11:00) – 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. Prior to the extension being brought in to use, the windows in the north facing elevation of the two storey side/rear extension hereby permitted shall be obscurely glazed and non-opening to a minimum height of 1.7 metres from the internal finished floor level, and shall be retained as such thereafter.

208 **APP/12/00031 - SCOTTS COUNTRY PRODUCE, 12 BANKS ROAD, WEST KIRBY, CH48 4HB - CHANGE OF USE FROM A1 TO A5.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Peter Johnson and seconded by Councillor John Salter it was:

Resolved (11:00) – That the application be approved subject to a Section 106 Legal Agreement and the following conditions;

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. A suitable noise insulation scheme between the ground floor and the first-floor residential accommodation shall be submitted to and approved in

writing by the Local Planning Authority prior to the commencement of the use hereby approved. The approved scheme shall be implemented in full, prior to the use commencing, and retained as such thereafter.

3. A suitable scheme of fume extraction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby approved. The approved scheme shall be implemented in full prior to the use commencing and retained and operated as such thereafter.

4. Trading at the premises shall only take place between the hours of 11:00 and 23:00 Monday to Sunday, including Bank Holidays.

209 APP/12/00101- CHETWYND HOUSE, WEXFORD ROAD, OXTON - PART CHANGE OF USE OF CHETWYND TERRITORIAL ARMY BARRACKS TO INCORPORATE A TEMPORARY FIRE STATION FOR THE DURATION OF THE RE-DEVELOPMENT OF THE EXISTING BIRKENHEAD FIRE STATION (PROGRAMMED FOR 13 MONTHS) AND SITING OF A TEMPORARY PORTAKABIN.

This item was withdrawn by the applicant.

210 APP/11/01501 - 22 BROUGHTON AVENUE, WEST KIRBY, CH48 5ER - ERECTION OF A TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION WITH INTERNAL ALTERATIONS.

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

A petitioner addressed the meeting.

A ward Councillor addressed the meeting.

On a motion by Councillor Dave Mitchell and seconded by Councillor Stuart Kelly it was:

Resolved (8:3) – 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 plans received by the Local Planning Authority on 6th February 2012.

211 APP/11/01538 - 63A ARGYLE STREET, BIRKENHEAD, CH41 6AB - CHANGE OF USE FROM FORMER OFFICE BUILDING TO MULTIPLE OCCUPANCY BUILDING.

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Eddie Boulton and seconded by Councillor Peter Johnson it was:

Resolved (11:00) – That the application be refused on the grounds that;

The proposed development is unacceptable due to insufficient outlook from sole bedroom windows and lack of privacy. The proposal therefore does not comply with Wirral's adopted UDP Policies HS14 and having regard to SPD2.

212 **APP/12/00062 - OXTON VICARAGE, WEXFORD ROAD, OXTON, CH43 9TB - FIRST FLOOR SIDE/REAR EXTENSION ABOVE EXISTING GARAGE WITH INTERNAL AND EXTERNAL ALTERATIONS (AMENDED PLAN).**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Dave Mitchell and seconded by Councillor Pat Hackett it was:

Resolved (11:00) – 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. The development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 2nd March 2012.

3. Prior to the extension being brought in to use, the windows in the north-west facing elevation of the two storey side/rear extension hereby permitted shall be obscurely glazed and non-opening to a minimum height of 1.7 metres from the internal finished floor level, and shall be retained as such thereafter.

213 **APP/12/00081- CHRIS PLUCK BETTING OFFICE, 61 OXTON ROAD, BIRKENHEAD, CH41 2TL - CHANGE OF USE FROM OFFICES ABOVE FORMER BETTING SHOP TO 2, TWO BEDROOM FLATS AND FRONT BOUNDARY WALL AND GATES.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Peter Johnson and Councillor Wendy Clements it was;

Resolved (11:00) – 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. Prior to commencement of works full details of the vehicle access shall be submitted to and agreed in writing by the Local Planning Authority, the vehicle access shall be implemented as agreed prior to first occupation of the hereby approved upper floor flats.

3. 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.

214 **APP/12/00114 - 26 CROFT LANE, BROMBOROUGH, CH62 2DD - RETROSPECTIVE PLANNING PERMISSION FOR EXTENSION TO FRONT OF GARAGE.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

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

Resolved (11:00) – That the application be approved.

215 **APP/12/00139 - 1 BLUNDELLS DRIVE, MORETON, CH46 8SP - SINGLE STOREY REAR EXTENSION.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

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

Resolved (11:00) – 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.

216 **PLANNING APPEALS DECIDED BETWEEN 24/02/2012 AND 14/03/2012.**

The Acting Director of Regeneration, Housing and Planning submitted a report detailing Planning Appeals decided between 24/02/2012 and 14/03/2012.

Resolved – That the report be noted.

217 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 24/02/2012 AND 14/03/2012.**

The Acting Director of Regeneration, Housing and Planning submitted a report detailing applications delegated to him and decided on between 24/02/2012 and 14/03/2012.

Resolved – That the report be noted.

