

PLANNING COMMITTEE

Thursday, 30 May 2013

<u>Present:</u>	Councillor	B Mooney (Chair)	
	Councillors	P Brightmore D Elderton E Boulton S Kelly J Walsh	P Hayes S Foulkes W. Clements S Mountney I Williams
<u>Deputies:</u>	Councillors	C Muspratt S Whittingham	

1 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 18 April 2013.

It was suggested that a correction be made to draft minute 275 to record the correct Member who had seconded a vote.

Resolved – That the minutes be received

2 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked to declare any disclosable pecuniary or non pecuniary interests in connection with any item (s) on the agenda and state the nature of the interest.

Councillor Steve Foulkes declared a pecuniary interest in respect of item 7 by virtue of being an acquaintance of the applicant.

Councillor Phil Brightmore declared a pecuniary interest in respect of item 15 by virtue of him having expressed an opinion on the matter prior to him being elected to the Planning Committee.

Councillor Foulkes and Councillor Whittingham declared a pecuniary interest in respect of item 8 by virtue of them being Board Members of Wirral Partnership Homes.

3 REQUESTS FOR SITE VISITS

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

The following requests were unanimously approved:

OUT/13/00040: 41 NOCTORUM AVENUE, NOCTORUM, CH43 9RZ - Outline planning application for 2 no. 2-bed dormer bungalows (amended plans and description received 4th April 2013)

APP/13/00398:11 TEMPLEMORE ROAD, OXTON, CH43 2HB - Single Storey Garage

4 **ORDER OF BUSINESS**

The Chair agreed to vary the order of business

Councillor Walsh left the meeting after consideration of item 4. For the purpose of the recording of votes, he was not in attendance during consideration of items: 5, 8, 9,10,11,13, 14,15, 16, 17, 19, and 21-30

5 **APP/12/01180: TESCO EXPRESS, 9-15 UPTON ROAD, CLAUGHTON, CH41 0DE - CHANGE OF USE TO FIRST AND SECOND FLOORS TO CREATE 10 APARTMENTS INCLUDING INSERTING NEW WINDOWS AND ROOF LIGHTS AND DORMERS (AMENDED PLANS RECEIVED)**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Ward Councillor addressed the meeting

On a motion by Councillor Foulkes and seconded by Councillor Whittingham it was:

Resolved (13:0) – That the application be refused on the following grounds:

The proposed development is unsatisfactory and desirable having regard to the number of units proposed and the lack of off street parking facilities available within the curtilage of the site which, in the opinion of the Local Planning Authority would be likely to result in additional on-street parking in adjacent residential streets which would have an adverse impact on the amenity of existing residents and/or other occupiers. The development if allowed, would be contrary to Policies HS4 (iii) and SH7 of the Wirral Unitary Development Plan.

6 **APP/12/01267: THE OLD GARDEN, 4 MEOLS DRIVE, HOYLAKE, CH47 4AQ - CHANGE OF USE EXISTING RESIDENTIAL SITE TO PROPOSED DEMENTIA CARE HOME COMPRISING THE ADAPTATION OF THE EXISTING SINGLE STOREY DWELLING INTO A STAFF /**

ADMINISTRATION WING AND EXTENDING TO THE REAR (NORTH WEST) OF THE SITE WITH A SINGLE-STOREY COMMUNAL LINK TO A NEW 3-STOREY BEDROOM WING. INCLUDES THE PROVISION OF STAFF AND VISITOR PARKING (X15) WITH ADJUSTED VEHICULAR ACCESS FROM MEOLS DRIVE. AMENDED PLANS RECEIVED 1ST MAY 2013.

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Clements 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. PRIOR TO THE FIRST USE/OCCUPATION OF THE DEVELOPMENT a scheme of works shall be submitted to and agreed in writing with the Local Planning Authority showing details of all mechanical extraction/ventilation units, air conditioning units, chillers and cooler systems to be installed at the premises prior to their first installation. The scheme should include the sound power levels for each piece of equipment. The development shall only be implemented in accordance with the approved details, and shall be retained as such thereafter.**
- 3. PRIOR TO THE COMPLETION OF DEVELOPMENT AND PRIOR TO THE FIRST USE/OCCUPATION OF THE DEVELOPMENT details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority. The fencing, walls, gateways and means of enclosure shall be erected in accordance with the details so approved, and retained as such thereafter.**
- 4. PRIOR TO THE FIRST OCCUPATION OR USE OF THE DEVELOPMENT all windows to the first and second floor in the south western elevation of the bedroom 'wing' (as indicated on approved plan 1916.121 B) shall be glazed in obscure glass (not less than Obscurity Level 3) and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior approval of the Local Planning Authority.**
- 5. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of a scheme of landscaping, which shall include details of both hard and soft landscaping works and earthworks, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of development. Any trees, shrubs or plants that die within a period of five years from the completion of development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.**

6. No deliveries or commercial waste collections shall be taken at or dispatched from the site outside of the following hours: 08.00 to 19.00

7. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the proposed windows have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The details shall include sections of the proposed windows at a scale of no greater than 1:20 unless otherwise agreed by the Local Planning Authority. The development shall be in accordance with the approved details and retained as such thereafter.

8. NO WORKS OR DEVELOPMENT SHALL TAKE PLACE BEFORE a scheme for the protection of the retained trees - a 'Tree Protection Plan' (in accordance with section 5.5 of BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations) has been submitted to and agreed in writing with the Local Planning Authority. For the avoidance of doubt, this scheme shall include:

A; the details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.

B; a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

C; a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.

The development shall only be implemented in accordance with the details and measures set out in the agreed Tree Protection Plan

9. NO WORKS OR DEVELOPMENT SHALL TAKE PLACE BEFORE an 'Arboricultural Method Statement' detailing measures to be taken during construction to protect the health of the existing trees shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall contain:

E; the details and positions (shown on the plan at paragraph (a) of Condition 10) of the Tree Protection Barriers (section 6.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

F; the details and positions (shown on the plan at paragraph (a) of Condition 10) of the Ground Protection Zones (para 6.2.3 of BS5837).

G; the details and positions (shown on the plan at paragraph (a) of Condition 10) of the Construction Exclusion Zones (section 6 of BS5837).

H; the details and positions (shown on the plan at paragraph (a) of Condition 10) of

the underground service runs (para 5.5.6 of BS5837).

I; the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.

J; the details of any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

K; the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).

L; the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction (section 7.4 BS 5837)

M; the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

N; the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.

O; the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).

P; the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).

Q; the timing of the various phases of the works or development in the context of the tree protection measures.

The measures contained in the approved Method Statement shall be implemented in full throughout the construction phase.

10. PRIOR TO THE FIRST USE/OCCUPATION OF THE DEVELOPMENT 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.

11. NO DEVELOPMENT SHALL TAKE PLACE BEFORE samples of all materials to be used in the external construction of this development, including facing, roofing and window materials, 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.

12. NO DEVELOPMENT SHALL TAKE PLACE BEFORE the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has previously been submitted to and approved in writing by the Local Planning Authority.

13. PRIOR TO THE FIRST USE/OCCUPATION OF THE DEVELOPMENT visibility splays of 2.4 metres by 2.4 metres at the proposed exit point to Meols Drive shall be provided clear of obstruction to visibility at or above a height of 0.6 metres above the carriageway level of Meols Drive, in accordance with details previously submitted to and approved in writing by the Local Planning Authority. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their

intended purpose at all times.

14. PRIOR TO THE FIRST USE/OCCUPATION OF THE DEVELOPMENT space and facilities for bin storage of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority shall be provided and these facilities shall be permanently retained thereafter.

15. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 01st May 2013 and listed as follows: 1916.116b, 1916.117b, 1916.119c, 1916.120c, 1916.121c, 1916.122, 1916.123, 1916.124 and 1916.204a.

16. No removal of trees/scrubs/hedges or any other vegetation management shall be carried out on site between 1st March to 31st August inclusive in any year, unless otherwise agreed in writing by the Local Planning Authority.

17. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of privacy screens to be erected to the roof terraces at first and second floor have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

18. Should any of the development incorporate pile foundations, the method, type and programme to be adopted, shall only be in accordance with details to be submitted to and agreed with the Local Planning Authority before any works commence. The approved scheme shall be implemented in full.

- 7 **OUT/13/00040: 41 NOCTORUM AVENUE, NOCTORUM, CH43 9RZ -
OUTLINE PLANNING APPLICATION FOR 2 NO. 2-BED DORMER
BUNGALOWS (AMENDED PLANS AND DESCRIPTION RECEIVED 4TH
APRIL 2013)**

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

- 8 **APP/13/00077: 4 HOLM LANE, OXTON, CH43 2HP - DEMOLITION OF
EXISTING RESIDENTIAL PROPERTY, CONSTRUCTION OF A 2 STOREY
CHILDREN'S NURSERY FOR 45 CHILDREN WITH SECURE REAR
TEACHING AREA**

Having previously declared a pecuniary interest Councillor Foulkes left the meeting during consideration of this application

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Petitioner addressed the meeting

On a motion by Councillor Kelly and seconded by Councillor Hayes it was;

Resolved (7:4:1) That the application be refused on the following grounds:

1. The development proposed would be unsatisfactory having regards to the close proximity of the residential properties adjoining the site (particularly 8 Holm Lane and Woodbine Cottage, Holmside Lane) with the likely result of unreasonable noise, nuisance and disturbance to the prejudice of the amenities of the occupants of those properties. To allow the proposed development would be contrary to Policies HS12 and HS15 of Wirral's Unitary Development Plan and the approved SPD note 12, Pre-School Child Day Care Facilities.

2. The development would be unsatisfactory and undesirable having regard to its scale and massing which would be out of scale with neighbouring development. In particular, the proposed form and rectangular bulk would result in an unacceptable visual impact which would relate poorly to the residential properties and domestic scale of the area and would have a detrimental impact with this setting. The proposal is of an inappropriate scale and would result in a detrimental change in the character and appearance of the surrounding area. To allow the proposals would be contrary to Policy HS15 of the Wirral Unitary Development Plan.

- 9 **APP/13/00078: MELROSE & THORNTRIDGE HEIGHTS STAVORDALE ROAD, MORETON, CH46 9PG - DEVELOPMENT OF 23 NO. 2 BED 4 PERSON HOUSES, AND 30 NO. 2 BED 4 PERSON APARTMENTS (AMENDED PLANS RECEIVED 30TH APRIL 2013).**

Having previously declared a pecuniary interest Councillor Foulkes and Councillor Whittingham left the meeting during consideration of this item.

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Mountney and seconded by Councillor Clements it was:

Resolved (10:0) 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30th April 2013 and listed as follows: 1317-SI-07 Rev B, 1317-EWD-02, 1317-EWD-01, 1317-SI-08, 1317-SI-09 Rev A, 1317-EW-400 Rev A, 1317-GA-AB, 1317-GA-CDEFGHK,

1317-GA-J, 1317-GA-L-01 and 1317-GA-L-02, all dated January 2013.

3. Prior to the first occupation or use of the development, a scheme for the provision of affordable housing to be provided shall be submitted to and agreed in writing by the Local Planning Authority. 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 Local Planning Authority.

4. The development shall be implemented utilising the facing and roofing materials submitted to the Local Planning Authority on 13th February 2012, unless an alternative material is submitted to and agreed in writing by the Local Planning Authority.

5. No development shall take place before details of a scheme of landscaping, which shall include details of both hard and soft landscaping works and earthworks, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of development. Any trees, shrubs or plants that die within a period of five years from the completion of development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

6. No development shall take place before a detailed Method Statement for the protection of the retained trees (section 7, BS5837, the Tree Protection Plan) has been submitted to and approved in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved method statement. For the avoidance of doubt, the method statement shall include:

A; a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work.

B; the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).

C; the details and positions of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

D; the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).

E; the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).

F; the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.

G; the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

H; the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction.

I; the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

J; the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.

K; the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837).

L; the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).

M; the timing of the various phases of the works or development in the context of the tree protection measures.

7. The materials detailed in approved schedule ref. RW.AP.1317 shall be used in the external construction of this development unless an alternative material has previously been submitted to and approved in writing by the Local Planning Authority. The development shall be retained as such thereafter.

8. Prior to the first occupation or use of the development facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority shall be provided and these facilities shall be permanently retained thereafter.

9. No development shall take place before an assessment, carried out in accordance

with authoritative technical guidance (CLR11), has been submitted to and approved in writing by the Local Planning Authority. If any contamination posing unacceptable risks is found, a report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority. If, during the course of development, any contamination posing unacceptable risks is found which has not been previously identified, additional measures for the remediation of this shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved by the Local Planning Authority.

10. No development shall take place before (and notwithstanding the details included with the approved plans) a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

11. No development shall take place before details of the proposed finished floor levels has been submitted to and agreed in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum (notwithstanding any such detail shown on previously submitted plans) and shall show the existing and finished ground levels, eaves and ridges heights of surrounding properties. The development shall be carried out in accordance with the approved details and retained as such thereafter.

12. The development permitted by this planning permission shall only be carried out in accordance with the submitted Flood Risk Assessment (FRA) January 2013/25835LRD/Sutcliffe and the mitigation measures detailed within that FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may be agreed in writing by the Local Planning Authority.

13. No development shall take place before a Drainage Impact Study, a surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be fully implemented before the first use/occupation of the development and be constructed in accordance with the approved details and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may be agreed in writing by the Local Planning Authority.

14. No development shall take place before a scheme to manage overland flow due to event exceedence has been submitted to and approved in writing by

the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may be agreed in writing by the Local Planning Authority.

15. No removal of trees/scrubs/hedges or any other vegetation management shall be carried out on site between 1st March to 31st August inclusive in any year, unless otherwise agreed in writing by the Local Planning Authority.

16. Prior to the first occupation or use of the development pedestrian dropped kerbs shall be provided at the junction of the new road junction proposed with Stavordale Road. These works shall be in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority

10 **APP/13/00139: GREEN LODGE HOTEL, STANLEY ROAD, HOYLAKE, CH47 1HW - THE INSTALLATION OF SEATING STRUCTURES AND A PLAY AREA.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Foulkes and seconded by Councillor Kelly it was:

Resolved (11:1) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27 February 2013 and listed as follows: drawing numbers 0113/31040/02 and HD 2012.

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the materials and finishes to be used in the external construction of this development including the surface to play area have been 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. The play equipment hereby approved shall not be used between the hours of 21:00 hours and 09:00 hours.

5. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of a scheme of landscaping, which shall include details of both hard and soft landscaping works and earthworks, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of development. Any trees,

shrubs or plants that die within a period of five years from the completion of development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

6. NOTWITHSTANDING THE APPROVED PLANS, NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the materials to be used in the construction of the play equipment have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the play equipment.

11 APP/13/00157: NORTHWOOD EDGE, 10 LONG HEY ROAD, CALDY, CH48 1LZ - ERECTION OF DETACHED GARAGE TO REAR GARDEN TO REPLACE EXISTING TIMBER GARAGE

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Foulkes 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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority and listed as follows: Drawings no. 2022 SD 001, 2022 SD 002, received on the 1/03/13 and amended drawing no. 2022 SD 012 REV B and 2022 SD 013 REV B received on the 23/04/13

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE samples of the facing/roofing and window materials to be used in the external construction of this development have been 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. PRIOR TO THE FIRST USE OF THE DEVELOPMENT HEREBY APPROVED the proposed new window in the northern elevation (facing No.122 Caldly Road) shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior approval of the Local Planning Authority.

5. The area to the northern and eastern areas of the proposed garage, where trees are to be removed, 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 shall be completed during the first available planting season following completion of the development hereby approved and shall be maintained as such thereafter to the satisfaction of the local planning Authority.

- 12 **DLS/13/00209: LAND AT RIVERVIEW ROAD BROMBOROUGH, WIRRAL CH62 3NU - RESERVED MATTERS APPLICATION FOR THE SCALE, MATERIALS LANDSCAPING AND LAYOUT OF THE DEVELOPMENT APPROVED UNDER OUTLINE PLANNING PERMISSION REF OUT/12/01062**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Clements it was:

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

1. The development to which this permission relates must be begun not later than whichever is the later of the following dates:-

A) The expiration of three years from the date of this permission.

OR

B) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

2. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive. If works are required during this period then the site must be checked by a suitably qualified and experienced ecologist for breeding birds before works are started. Any nest that is found must be left undisturbed until the young have fledged.

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of a new scheme of landscaping, which will include details of both hard and soft landscaping works and earthwork's, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from completion of development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

- 13 **DPP4/13/00261:PLAY AREA EPSON ROAD LEASOWE WIRRAL CH46 1PT - INSTALLATION OF A CHILDREN'S FIXED PLAY AREA AT**

REEDLANDS ESTATE. PROPOSAL INCLUDES PLAY EQUIPMENT, ASSOCIATED SAFER SURFACING AND MINOR LANDSCAPE WORKS.

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Petitioner addressed the meeting

The Applicant addressed the meeting

A Ward Councillor addressed the meeting

On a motion by Councillor Whittingham and seconded by Councillor Walsh it was:

Resolved (7:6) 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 permitted shall be carried out in accordance with the approved plans received by the local authority on 7th March 2013 and listed as follows: drawing number RE/PA/03 dated Jan 2013, RE-PA-05 dated January 2013, Playdale Playgrounds, Sutcliffe Play and Proludic technical information sheets.**

14 **ADV/13/00274: TESCO SUPERSTORE, TELEGRAPH ROAD, HESWALL, CH60 7SL - DISPLAY OF ADVERTS FOR THE CAR WASH (CAR WASH APP APP/13/00275)**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Foulkes and seconded by Councillor Whittingham it was

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

- 1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.**
- 2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**
- 3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.**

4. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

6. This consent shall expire after a period of 5 years from the date of this permission.

15 **APP/13/00275: TESCO SUPERSTORE, TELEGRAPH ROAD, HESWALL, CH60 7SL - PROPOSED NEW CAR WASH AND VALETING OPERATION TO REPLACING EXISTING CAR PARK SPACES.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Petitioner addressed the meeting

On a motion by Councillor Foulkes and seconded by Councillor Whittingham it was:

Resolved (9:3) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 4 March 2013 and listed as follows: 02384516.

3. The use hereby approved shall not be used between the hours of :-19.00 hours and 08.00 hours Mondays to Saturdays and between 17.00 hours and 10.00 hours on Sundays and Bank Holidays without the written consent of the Local Planning Authority.

16 **APP/13/00277: TOTAL PETROL, PENSBY ROAD, THINGWALL, CH61 7UB - AMEND OPENING HOURS TO ALLOW TRADING FROM 06:00 - MIDNIGHT**

Having previously declared a pecuniary interest Councillor Brightmore left the meeting whilst this item was considered.

The Strategic Director for Regeneration and Environment submitted the above application for consideration .

A Ward Councillor addressed the meeting

On a motion by Councillor Stuart Kelly and seconded by Councillor Hayes it was

Resolved (10:1) That the application be refused on the following grounds:

The proposed development would be unsatisfactory and undesirable having regard to the close proximity of residential properties to the site with the likely result of additional noise nuisance and disturbance at unsociable hours to the detriment of the amenities of local residents.If allowed, the proposal would be contrary to policy HS15 of the Wirral Unitary Development Plan.

17 **APP/13/00283: 52 CROFT DRIVE EAST, CALDY, CH48 1LS - NEW RESIDENTIAL DWELLING**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Petitioner addressed the meeting

On a motion by Councillor Elderton and seconded by Councillor Mountney it was:

Resolved (12:0) That the application be refused on the following grounds:

The development proposed would be unsatisfactory and undesirable having regard to its design, layout and building materials, resulting in an incongruous form of development in this part of Caldby Conservation Area, out of keeping with the established character of the immediate locality. The development, if allowed, would be contrary to Policy CH11, the Caldby Conservation Area Character Appraisal and Management Plan.

18 **APP/13/00330: STATION ROAD, THURSTASTON, CH61 0HN - PROPOSED DETACHED OUTBUILDING TO FORM ART STUDIO**

The Strategic Director for Regeneration and Environment submitted the above application for consideration

A Ward Councillor addressed the meeting

On a motion by Councillor Whittingham and seconded by Councillor Kelly 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 11 March 2013 and listed as follows: drawing numbers 1294/P/002 and 1294/P/003 (dated 02/13)

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE samples and details of the facing materials and treatments 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. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the proposed finished floor levels of the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels. The development shall be carried out as so approved.

5. The building hereby approved shall be used for an art studio and for no other purpose (including any other purpose in) Use Class D1 of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.

6. No more than 8 students shall be accommodated at the premises at any one time in connection with the use hereby approved.

7. The premises shall not be used except between the hours of 10:00 hours and 16:00 hours.

8. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a method statement for the construction of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The construction works shall be carried out in accordance with the method statement so approved.

Details submitted in respect of the Method Statement shall provide for excavation, site preparation and construction stages of the development. The Method Statement shall also include details of the means of storage and delivery for all plant and materials.

9. No construction shall be carried out on site between the months of 1st September and 31st May inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.

Resolved – That consideration of this item be deferred for a formal site visit.

- 20 **APP/13/00482: PENINSULA FENCING, TARRAN WAY SOUTH, MORETON, CH46 4TP - REMOVAL OF THE EXISTING 18M HIGH MONOPOLE AND 4NO. EQUIPMENT CABINETS AND THE INSTALLATION OF A 21M HIGH DUAL USER MONOPOLE ACCOMMODATING 6NO. DUAL BAND ANTENNAS UPON A SHARED HEADFRAME, 6NO. RRU'S AND 4NO. MICROWAVE DISHES AND THE INSTALLATION OF 3NO RADIO EQUIPMENT CABINETS.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Brightmore and seconded by Councillor Whittingham it was:

Resolved (11:1) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 8th April 2013 and listed as follows: 300 issue A (dated 15.01.13) & 203 issue B (dated 15.01.13)
3. Within 28 days of the installation of the development hereby approved the existing RT SWANN 15.0m high monopole and TEF antennas as shown on drawing number 300 issue A dated 15.01.13 shall be permanently removed.

- 21 **APP/13/00129: 12 BEACON LANE, HESWALL, CH60 0DD - SINGLE AND FIRST FLOOR REAR EXTENSION WITH PORCH.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Boulton and seconded by Councillor Elderton 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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 8th February 2013 and listed as follows: 21_2013_01, 21_2013_02 on 7th February 2013.

3. PRIOR TO THE FIRST USE OF THE DEVELOPMENT hereby approved, the window in the first floor side elevation (facing No.10 Beacon Lane) shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The window shall not thereafter be altered in any way without the prior approval of the Local Planning Authority.

22 **APP/13/00234: MILFORD, 125 FRANKBY ROAD, NEWTON, CH48 9UT - ERECTION OF A TWO-STOREY REAR EXTENSION TOGETHER WITH ALTERATIONS EXTENSIONS AND REPLACEMENT OF ROOF TO EXISTING (MAIN) DWELLING (AMENDED DESCRIPTION).**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Petitioner addressed the Committee

The Applicant addressed the Committee

On a motion by Councillor Boulton and seconded by Councillor Kelly it was:

Resolved (11:1) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 26 February 2013 and listed as follows: drawing number 217_2012_01 Revision C (dated 29.01.2013)

3. The proposed new first-floor window facing north west (towards No.123 Frankby Road) shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior approval of the Local Planning Authority.

23 **APP/13/00322: 94A IRBY ROAD, HESWALL, CH61 6XG - ERECTION OF A THREE STOREY DETACHED DWELLING, RE-SUBMISSION OF APP/13/00053**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Boulton and seconded by Councillor Elderton 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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 29th April 2013 and listed as follows: 132_2012_02 Revision C (dated 30.04.2013)**
- 3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of a scheme of landscaping, which shall include details of both hard and soft landscaping works and earthworks, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of development. Any trees, shrubs or plants that die within a period of five years from the completion of development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.**
- 4. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all fencing, walls, gateways and means of enclosure have been submitted to and approved in writing by the Local Planning Authority. All works so approved shall be carried out and completed prior to first occupation and subsequently maintained to the satisfaction of the Local Planning Authority.**
- 5. PRIOR TO THE FIRST OCCUPATION OR USE OF THE DEVELOPMENT the windows in the first floor of the north-west facing elevation (facing 94B Irby Road) shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior approval of the Local Planning Authority.**
- 6. NO DEVELOPMENT SHALL TAKE PLACE BEFORE samples of the facing/roofing/window materials to be used in the external construction of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 7. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the proposed finished floor levels; ridge height and eaves height of the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a**

fixed datum and shall show existing and finished ground levels, eaves and ridge heights of surrounding properties. The development shall be carried out in accordance with the details so approved.

24 **APP/13/00341: 41 SPARKS LANE, THINGWALL, CH61 7XE - REVISED FIRST FLOOR FRONT EXTENSION TO PREVIOUS PLANNING PERMISSION APP/10/01370**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Clements and seconded by Councillor Mountney 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 external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

25 **APP/13/00367: LAND WEST OF 196 SAUGHALL MASSIE ROAD, UPTON, CH49 4LD - DEMOLITION OF THE EXISTING BUILDING AND THE CONSTRUCTION OF A 2 STOREY BUILDING CONTAINING 3 RETAIL/OFFICE UNITS TO THE GROUND FLOOR AND 3 X 1 BED FLATS TO THE FIRST FLOOR. ALTERNATIVE TO APP/2005/7862.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Clements and seconded by Councillor Elderton 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 ground floor units shall not be open for business except between the hours of 09:00 hours and 18:00 hours Mondays to Saturday and at no time on Sundays and Bank Holidays
3. Deliveries to the premises shall not take place except between the hours of 08:00 hours and 19:00 hours Mondays to Saturday and at no time on Sundays

and Bank Holidays

4. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of materials (including samples of brick and roof tiles) for all external work have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out 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. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all fencing, walls, gateways and means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details so approved and shall be retained as such thereafter. All works shall be carried out and completed prior to the first occupation of the development hereby approved.

7. NO DEVELOPMENT SHALL TAKE PLACE BEFORE full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed gate, the boundary treatment to the north, east and west of the site, the hard and soft landscaping to the rear of the site. The details shall include a timetable of when such works will be completed. The works shall then be carried out in accordance with the approved scheme unless any variation is approved in writing by the Local Planning Authority.

8. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of the date of completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise approved in writing by the Local Planning Authority.

9. The premises shall be used only for purposes within Use Class A1 and A2 as defined in the Town and Country Planning (Use Classes) Order 1987 as amended

10. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the privacy screen at a scale of 1:20 have been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full in accordance with the details so approved and shall be retained as such thereafter.

11. The development hereby permitted shall be carried out in accordance with the approved plans received by the Local Planning Authority on the 18th March 2013 and listed as follows: Drawing No's 30_2013_01, 30_2013_02 ,30-_and 2013_02 REV A received by the LPA on 23rd April 2013

12. Notwithstanding the provisions of the Town & Country Planning (General Development Procedure) Order 1995 (or any subsequent re-enactment) there shall be no merging of the units or creation of additional floor space.

26 **APP/13/00389: 33 REDFORD CLOSE, GREASBY, CH49 2QQ - SINGLE STOREY SIDE EXTENSION, GARAGE CONVERSION AND PORCH**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Boulton and seconded by Councillor Elderton 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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 22 March 2013 and listed as follows: drawing numbers 53_2013_01 and 53_2013_02 (dated 19.03.2013)

27 **APP/13/00503: 11-13 MILNER ROAD, HESWALL, CH60 5RT - DOUBLE STOREY REAR EXTENSION INCLUDING REBUILD OF THE GARAGE AND FIRST FLOOR ROOF TERRACE.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Clements and seconded by Councillor Mountney 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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 9th April 2013 and listed as follows: 54_2013_01, 54_2013_02 and 54_2013_03 Revision A dated 02.05.2013
3. The proposed screening on the side elevation as shown on Drawing number 54_2013_02 shall be erected prior to the first use of the development

hereby approved.

28 **APP/13/00504:VACANT OFFICE, 206 PENSBY ROAD, HESWALL, CH60 7RJ - SINGLE STOREY REAR EXTENSION.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Boulton and seconded by Councillor Elderton 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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 22 April 2013 and listed as follows: drawing numbers 53_2013_01 and 53_2013_02 Revision A dated 02.05.2013**
- 3. Prior to the commencement of the development hereby approved, a scheme of works of sound insulation for the first floor party wall to 204 Pensby Road shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the first occupation of the flat.**

29 **APP/13/00517:29 STATHAM ROAD, BIDSTON, CH43 7XS - PROPOSED TWO STOREY SIDE EXTENSION AND EXTERNAL ALTERATIONS**

The Strategic Director for Regeneration and Environment submitted the above application for consideration

On a motion by Councillor Clements and seconded by Councillor Kelly 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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 12 April 2013 and listed as follows: drawing numbers 59_2013_01 (dated 05.04.2013)**

30 **APP/13/00522: 560 NEW CHESTER ROAD, ROCK FERRY, BIRKENHEAD, WIRRAL, CH42 2AF - ERECTION OF TWO DWELLINGS WITH GARDENS AND PARKING AT REAR (RESUBMISSION OF APP/13/00296)**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Clements and seconded by Councillor Boulton 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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30th April 2013 and listed as follows: 29_2013_01 Rev B (dated 30.04.2013)

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE samples of the facing, roofing and window 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), there shall be no enlargement or extension of the dwellings hereby permitted including any additions or alterations to the roof without the prior written approval of the Local Planning Authority.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

31 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 04/04/2013 AND 14/05/2013**

The Strategic Director of Regeneration and Resources submitted a report detailing planning applications decided under delegated powers between 04/04/2013 and 14/05/2013.

Resolved – That the report be noted

32 **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

33 **ORDER OF BUSINESS**

The Chair agreed to vary the order of business.

34 **PERMITTED DEVELOPMENT RIGHTS**

A report by the Head of Regeneration and Planning outlined a number of changes to Permitted Development Rights for home owners and commercial premises that are due to take effect on 30 May 2013-06-03.

It was reported that the main change is to increase the size limits for the depth of single – storey domestic extensions from 4 metres to 8 metres (for detached houses) And from 3 metres to 6 metres for all other houses, in non- protected areas for a period of three years.

Members were informed that the Government have also announced changes to extend existing permitted development rights for certain telecommunications equipment and will grant new permitted development rights to change offices into residential use without the need for planning permission.

It was suggested that Members would benefit from a training session and this will be arranged in due course.

Officers responded to questions from Members

Resolved –

(1) That Members note the contents of the Report; and

(2) the contents of the report be referred to the Council's Policy and Performance Committee for Regeneration and Environment.
