

## PLANNING COMMITTEE

Thursday, 26 September 2013

|                  |             |                                       |            |
|------------------|-------------|---------------------------------------|------------|
| <u>Present:</u>  | Councillor  | B Mooney (Chair)                      |            |
|                  | Councillors | D Realey                              | I Williams |
|                  |             | D Elderton                            | E Boulton  |
|                  |             | S Kelly                               | W Clements |
|                  |             | A Leech                               | P Hayes    |
|                  |             | J Walsh                               | S Mountney |
| <u>Deputies:</u> | Councillors | B Kenny (In place of S Foulkes)       |            |
|                  |             | C Muspratt (In place of P Brightmore) |            |

### 99 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 22 August 2013.

**Resolved – That the minutes be received.**

### 100 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 of the items on the agenda and state the nature of the interest.

Councillor Muspratt declared a personal interest in items 4 and 15 by virtue of her being a ward Councillor.

The Chair declared a personal and prejudicial interest in item 6 by virtue of being acquainted with the applicant.

### 101 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/13/00826 : Paddock, KINLOSS ROAD, GREASBY, CH49 3PS - Outline application for development of 4 residential units, and the provision of amenity open space.**

**APP/13/00811 : Land at 37 OLDFIELD DRIVE, HESWALL, CH60 6SS - Erection of a 2 storey residential property together with new access to Oldfield Drive and an attached garage.**

**APP/13/01021: The Cottage, REST HILL ROAD, STORETON, CH63 6HL - Proposed alterations/extensions to existing cottage with associated external works - Amendment to APP/12/00848**

**102 ORDER OF BUSINESS**

The Chair agreed to vary the order of business.

**103 APP/13/01021 : THE COTTAGE, REST HILL ROAD, STORETON, CH63 6HL - PROPOSED ALTERATIONS/EXTENSIONS TO EXISTING COTTAGE WITH ASSOCIATED EXTERNAL WORKS - AMENDMENT TO APP/12/00848**

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

**104 APP/12/01502 : SEAFIELDS, PARK LANE, CH47 8XX - 3 HOLIDAY ECO CHALETS WITH ASSOCIATED PARKING AND SCREENING.**

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

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

**Resolved (12:1)** 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 17th January 2013 and listed as follows: 1998-100 dated 13/09/2012 and 1998-101-A dated 02/11/2012**

**3. The areas so designated within 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. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of the completion of the landscaping 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.

4. No development shall take place on the application site until 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 been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the written scheme.

5. Before any construction commences, full details 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. For the avoidance of doubt, such details shall include surface materials for the proposed access and car parking areas, verandas, and proposed screens/trellising. The materials shall be chosen so as to minimize the use of resources. The approved materials shall then be used in the construction of the development, and retained as such thereafter.

6. All chalets shall be occupied for holiday purposes only and not as any person's sole or main place of residence.

7. The owners/occupiers of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual chalets on the site, and of their main home addresses. The register shall be made available at all reasonable times for inspection by officers of the Local Planning Authority.

8. 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.

9. This permission shall enure for the benefit of the occupier(s) of the agricultural holding, numbered 23/513/0192 and known as Seafields only, and shall not be operated separately from that holding. In the event that holding ceases to trade as an agricultural holding, the use of the chalets shall cease.

10. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previous submitted to and agreed in writing by the Local Planning Authority, prior to the first use of the development.

11. When the development ceases to be used for the purpose hereby permitted (holiday accommodation), the development in its entirety shall be removed and the land restored to its former condition within a period of no more than six months from the last use.

**OUT/13/00551 : UNUSED LAND, VALLEY ROAD, BIDSTON - OUTLINE APPLICATION FOR THE CONSTRUCTION OF INDOOR SKATE PARK WITH ASSOCIATED FACILITIES INCLUDING OFFICES, CAFE, FLEXIBLE LEARNING SPACES, BUSINESS SUPPORT FOR YOUNG ENTREPRENEURS AND CAR PARKING.**

The Chair declared a personal and prejudicial interest in this matter and left the room during its consideration.

Councillor D Realey in the Chair.

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

On a motion by Councillor Walsh 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 or two years from the date of the approval of the last of the reserved matters, whichever is the later.**

**2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:**

- (a) Layout**
- (b) Scale**
- (c) Appearance**
- (d) Access and**
- (e) Landscaping**

**Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.**

**3. The premises shall be used only for the purpose of an indoor skateboard park and associated sports and ancillary uses as set out at paragraph 5.1 of the submitted Planning Statement (Doc Ref 3676 001 received by the Local Planning Authority 22nd July 2013) and for no other purposes, including other uses within Use Class D2 of the Town and Country Planning (Use Classes) Order 1987.**

**For the purposes of this condition, "ancillary" is defined as not exceeding 15% of net floor space.**

**4. The premises shall only be open between the hours of 1600 and 2230**

**Monday to Friday and between 1030 and 1900 on Saturdays and Sundays, and shall be closed at other times.**

**5. No development shall commence until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to and approved, in writing by the Local Planning Authority:**

**1) A preliminary risk assessment which has identified:**

- All previous uses**
- Potential contaminants associated with those uses**
- A conceptual model of the site indicating sources, pathways and receptors**
- Potentially unacceptable risk arising from contamination at the site;**

**2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;**

**3) The site investigation results and the detailed risk assessment (2) and, based on remediation measures required and how they are to be undertaken**

**4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.**

**Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.**

**6. Full 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 of any part of the development unless an alternative timescale has previously been agreed in writing with the Local Planning Authority, in accordance with the details so approved, and retained as such thereafter.**

**7. Development shall not commence until details of a regime for servicing and deliveries for the development have been submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented upon first occupation of the site and shall be retained as such thereafter. For the avoidance of doubt, all deliveries and servicing shall only take place between the hours of 07.00 and 22.00 Monday to Saturday. On Sundays and Bank Holidays, deliveries and servicing shall only take place between the hours of 09.00 and 17.00.**

**8. 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.**

**9. Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 6 months of occupation of the development hereby approved. The provisions of the Travel Plan shall be implemented and**

operated in accordance with the programme and shall not be varied other than through agreement with the Local Planning Authority. For the avoidance of doubt a travel plan should include, but shall not be limited to:

- A commitment to the principals outlined in the draft Framework Travel Plan;
- Any changes to the existing transport services to the site;
- Results of the initial staff travel survey;
- Details of visitor travel patterns;
- Revised targets for modal shift or split based upon the travel survey;
- Identification of a Travel Plan co-ordinator;
- An action plan of measures with a timescale for implementation;
- Detail of measures and resource allocation to promote the Travel Plan; and
- Mechanisms for monitoring (which include mode share and exact numbers of staff) and reviewing the Travel Plan, including the submission of an annual review and action plan to the Local Planning Authority.

10. Notwithstanding the submitted details, and having regard to the submitted Design Out Crime Advice, the development authorised by this permission shall not begin until the Local Planning Authority has approved in writing the details of measures to be incorporated for the prevention of crime. The detail shall include the following measures:

- External Lighting;
- CCTV cameras to be installed to the building and car park;
- Roller shuttering/grilles or 6.4mm laminated glazing to be installed to ground floor vulnerable windows;

The development shall be implemented in accordance with the approved details, and retained as such thereafter.

11. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. For the avoidance of doubt, the scheme of investigation shall be informed by the detailed design of the building set out at the reserved matters stage, and the geotechnical investigations undertaken.

12. The development hereby permitted shall not be commenced until such time as a scheme for the provision and implementation of a surface water regulation system 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 subsequently be agreed, in writing, by the Local Planning Authority.

13. The development hereby permitted shall not be commenced until such time as a scheme for the management of overland flow from surcharging of the site's surface water drainage system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed ground levels and proposed building Finished Floor Levels.

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 subsequently be agreed, in writing, by the Local Planning Authority.

14. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage in accordance with details previously submitted to and approved in writing by the Local Planning Authority, prior to the occupation of the building.

15. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

16. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 22 July 2013 and listed as follows: 3676 300 (March 2013)

106 **APP/13/00676 : RING O BELLS HOTEL, VILLAGE ROAD, WEST KIRBY, CH48 7HE - NEW EXTERNAL CHILDREN'S PLAY EQUIPMENT.**

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

A Ward Councillor addressed the meeting.

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

**Resolved (13:0) 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 24 June 2013 and listed as follows: drawing numbers 131-01, 131-02, 131-03, 131-04 (dated May 2013)

107 **APP/13/00677 : LAND ADJACENT TO 16 LINGDALE ROAD, WEST KIRBY, CH48 5DQ - TO SEVER THE CURTILAGE AND ERECT 1NO. DETACHED DWELLING TOGETHER WITH ASSOCIATED WORKS.**

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

A Petitioner addressed the meeting.

The Applicant addressed the meeting.

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

**Resolved (10:2:1) That the application be refused on the following grounds:**

The development proposed, having regard to its relationship with adjoining properties (notably 18 Lingdale Road), would result in an unneighbourly form of development in that it would lead to the overshadowing and over-bearance of adjoining dwellings by reason of its size, height and siting which the local planning authority considers would be detrimental to the amenities which the occupiers of adjoining dwellings could reasonably expect to enjoy. To allow the development would, therefore, be contrary to Policy HS4 of the Wirral Unitary Development Plan.

108 **APP/13/00748 : AMENITY OPEN SPACE, TOLLEMACHE ROAD, BIRKENHEAD - ERECTION OF 12NO TWO BEDROOM SINGLE STOREY DWELLINGS.**

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

A Ward Councillor addressed the meeting

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

**Resolved (9:4) 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. Development shall commence until 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. The site shall be suitably landscaped in accordance with a detailed 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 in accordance with the details contained within the approved scheme.

4. Notwithstanding the submitted details, no development shall commence until the Local Planning Authority has approved in writing a full scheme of works to Lansdowne Road adjacent to the development site. For the avoidance of doubt, those works shall include:

- (i) An upgrade of the footway on the development side of Lansdowne Road, from PCC flags to bitmac, including removal of old vehicle crossings, provision of new PCC kerbs and removal of old stone channels;
- (ii) Installation of tactile crossings both sides of Lansdowne Road at Tollemache Rd.

The occupation of any part of the development shall not begin until those works have been completed in full, in accordance with the approved scheme. The development shall be retained as such thereafter.

5. No works or development shall commence until a scheme for the protection of retained trees - The Tree Protection Plan (section 5.5, BS 5837:2012, Trees in Relation to Design, Demolition and Construction - Recommendations) has been agreed in writing with the Local Planning Authority. 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.

An arboricultural method statement (section 6 BS 5837) containing;

D; the details and positions (shown on the plan at paragraph (a) above) 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.

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

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

G; the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).

H; 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.

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

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 Root Protection Areas (para. 6.2.2.3 of BS5837).

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

The development shall be implemented in strict accordance with the approved scheme.

6. Notwithstanding the details shown on the approved drawings full 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 commenced. For the avoidance of doubt, the details shall include fencing to the front boundaries of residential dwellings, to address the recommendations of the submitted Design Out Crime Assessment. The fencing shall be implemented in full prior to the first occupation of the development hereby granted permission, in accordance with the details so approved, and shall be retained as such thereafter.

7. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the September 2013 and listed as follows: 12-070-01, 12-070-20 Rev B, 12-070-21, 12-070-22, 12-070-23, 12-070-024 Rev C (all dated Feb 2013).

8. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

9. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previously submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

10. No development shall commence until a datum for measuring land levels and full details of existing and proposed ground levels, finished floor levels and the relationship with the highway taken from that datum, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented only in strict accordance with the details agreed and retained as such thereafter.

11. No part of the development shall be brought into use until visibility splays of 2.4 metres by 2.4 metres at the junction of each access with Lansdowne Road and Warrender Drive have been provided clear of obstruction to visibility at or above a height of 0.6 metres above the carriage way level. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

109 **APP/13/00779 : HILLFIELD, 82 BRIMSTAGE ROAD, BARNSTON, CH60 1XQ - NEW CONSERVATORY TO REAR OF HOUSE.**

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

A Ward Councillor addressed the Committee

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

**Resolved (13:0) 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 26 September 2013 and listed as follows: W01 Rev A dated 06/06/2013
3. The glazing in the side elevation facing 84 Brimstage Road shall be obscurely glazed details of which shall be submitted to and approved in writing by the Local Planning Authority. The approved obscure glazing shall be fitted prior to the first use of the conservatory and shall be retained as such at all times thereafter.

110 **APP/13/00811 : LAND AT 37 OLDFIELD DRIVE, HESWALL, CH60 6SS - ERECTION OF A 2 STOREY RESIDENTIAL PROPERTY TOGETHER WITH NEW ACCESS TO OLDFIELD DRIVE AND AN ATTACHED GARAGE.**

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

- 111 **OUT/13/00826 : PADDOCK, KINLOSS ROAD, GREASBY, CH49 3PS - OUTLINE APPLICATION FOR DEVELOPMENT OF 4 RESIDENTIAL UNITS, AND THE PROVISION OF AMENITY OPEN SPACE.**

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

- 112 **APP/13/00827 : MAPLEHOLME, 101 BECKWITH STREET, BIRKENHEAD, CH41 3JP - DEMOLITION OF THE TWO EXISTING VACANT BUILDINGS ON THE SITE AND THE DEVELOPMENT OF 16 TWO-BEDROOM 2 STOREY HOUSES AND 2 TWO-BEDROOM BUNGALOWS WITH ASSOCIATED PRIVATE GARDEN SPACE AND CAR PARKING (18 DWELLINGS IN TOTAL - AMENDED DESCRIPTION).**

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

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

**Resolved** (13:0) 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 9 July and 22 July 2013 and listed as follows: 1444-SI-10 (01.2013), 1444-SI-13 Rev A (05.2013), 1444-EW-01.01 (06.2013), 1444-EW-01.02 Rev A (06.2013), 1444-GA-PL-A (04.2013), 1444-GA-PL-B,E&G (06.2013), 1444-GA-PL-C&D (04.2013), 1444-GA-PL-F (06.2013) and 1444-EW-03 (06.2013).
3. 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.
4. 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 Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupiers 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.

5. No development shall be commenced until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. The approved scheme shall be implemented in full in the first planting season following first occupation of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

6. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the 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 agreed in writing by the Local Planning Authority.

7. The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works for construction of a new road within the development site and a junction onto Beckwith Street. The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified as complete by or on behalf of the local planning authority.

- 113 **APP/13/00866 : 151 VICTORIA ROAD, NEW BRIGHTON, CH45 9LB - CHANGE OF USE OF A PROPERTY FROM A SINGLE RESIDENCE TO A HOUSE OF MULTIPLE OCCUPATION TO PROVIDE 12 BEDROOMS WITH COMMUNAL KITCHEN, LIVING ROOMS AND BATHROOMS. ALSO TO INCLUDE ALTERATIONS TO WINDOWS TO THE FRONT ELEVATION.**

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

A Ward Councillor addressed the Committee.

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

**Resolved (8:5) That the application be refused on the following grounds:**

**The property is of insufficient size to accommodate the proposed development which, if approved, would result in significantly substandard accommodation, contrary to the provisions of Policy HS14(i) of the Wirral Unitary Development Plan.**

- 114 **APP/13/01005 : SAFE HARBOUR NURSING HOME, 1 ABBOTS DRIVE, BEBINGTON, CH63 - TWO STOREY EXTENSION AND LAYOUT OF ALTERNATIVE PARKING PROVISIONS.**

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

- 115 **APP/13/00989 : 90 SIDNEY TERRACE, TRANMERE, CH42 5LX - ERECTION OF A NEW DWELLING IN SAME POSITION OF WHERE 90 SIDNEY TERRACE ONCE STOOD.**

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

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

**Resolved (13:0) 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 26th July 2013 and listed as follows: 103\_2013\_01 and 103\_2013\_02 dated 01.07.2013**

- 116 **APP/13/00894 : 34 BIDSTON ROAD, OXTON, CH43 2JZ - SINGLE STOREY REAR AND SIDE EXTENSION. (AMENDED DESCRIPTION).**

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 (13:0) 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 9th July 2013 and listed as follows: drawing number 102\_2013\_02 (dated 26.06.2013).**

- 117 **APP/13/00927 : 4 WHEATLAND ROAD, BARNSTON, CH60 1XY - RETROSPECTIVE PERMISSION FOR THE CONSTRUCTION OF A SINGLE STOREY SIDE AND REAR EXTENSION, INCLUDING GARAGE TO THE SIDE WITH STORAGE ABOVE, ALTERATIONS TO FRONT AND REAR DORMERS. RE-SUBMISSION OF 12/00897.**

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

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

**Resolved** (13:0) That the application be approved subject to the following condition:

**The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on (insert date) and listed as follows: (insert plan/drawing numbers & date).**

118 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 12/08/2013 AND 15/09/2013.**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 12/08/2013 and 15/09/2013.

**Resolved** – That the report be noted.

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