

PLANNING COMMITTEE

Thursday, 21 November 2013

<u>Present:</u>	Councillor	B Mooney (Chair)	
	Councillors	D Elderton S Kelly P Brightmore S Foulkes A Leech	I Williams E Boulton W Clements P Hayes S Mounthey
<u>Deputies:</u>	Councillor	P Glasman (in place of D Realey)	
<u>Apologies</u>	Councillor	J Walsh	

148 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 21 November 2013.

Resolved – That the minutes be received.

149 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked to declare any disclosable pecuniary or non pecuniary interest in connection with any of the items on the agenda and state the nature of the interest.

The Chair declared a personal and prejudicial interest in respect of item 4 by virtue of her being acquainted with the applicant.

150 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:

APP/12/01377: Unused Land, CARR LANE, HOYLAKE - The erection of 26 affordable homes together with associated works (AMENDED APPLICATION).

APP/13/00886: Bebington High School, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS - Erection of a single storey construction skills training building.

APP/13/00975: 22 OLD GREASBY ROAD, UPTON, CH49 6LT - Erection of a log cabin in the garden to house a hot tub and sauna (retrospective)

151 **ORDER OF BUSINESS**

The Chair agreed to vary the order of business.

152 **APP/13/01297: FORMER DARYL INDUSTRIES, KELVIN ROAD, SEACOMBE, CH44 7DW - TEMPORARY CHANGE OF USE FROM B1, B2 AND B8 USES TO D2 LEISURE, SKATEBOARDING FACILITY.**

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

Resolved – That Councillor David Elderton be appointed as Chair for the duration of this item in the absence of the Vice Chair.

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

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

Resolved (11:0) That the application be approved subject to the following conditions:

- 1. The use hereby permitted shall be discontinued and associated equipment removed for the building to enable premises to be used for industrial purposes on or before 28th November 2016 in accordance with a scheme of works previously submitted to and approved in writing by the Local Planning Authority.**
- 2. The premises shall be used only for the purpose of an indoor skateboard park (including inline skating, BMX, skateboarding and scootering), as outlined in the submitted Planning Statement (received by the Local Planning Authority 24th October 2013) and for no other purposes, including other uses within Use Class D2 of the Town and Country Planning (Use Classes) Order 1987 or any subsequent re-enactment.**

- 3. Before the development is commenced, a scheme for sound insulation of the building shall be submitted to and approved by the Local Planning Authority specifying the provisions to be made for the control of noise emanating from the site, unless it has previously been agreed in writing by the Local Planning Authority otherwise. These measures shall then be implemented in full before the development is occupied.**
- 4. The premises shall only be open between the hours of 1600 and 2200 Monday to Friday and between 1030 and 1900 on Saturdays, Sundays and Bank Holidays, and shall be closed at other times.**
- 5. There shall be no live music, amplified music or live entertainment audible at the boundaries of the site except between the hours of 1800 and 2200 Monday to Friday, and 1030 to 1900 on Saturdays, Sundays and Bank Holidays.**
- 6. No part of the development shall be brought into use until full details of the means of vehicular and pedestrian access to the site together with details of the proposed car parking layout and servicing arrangements have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the details shall include physical measures to provide a safe separate pedestrian access point to the site from Kelvin Road, and a Management Plan for the operation of the servicing yard and car parking area. The development shall only be implemented and managed in accordance with the approved details, and shall be retained and managed as such thereafter.**
- 7. No part of the development shall be brought into use until full details of signage and lighting to provide a means of illumination to the pedestrian access point to Kelvin Road have been submitted to and agreed in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details, and shall be retained as such thereafter.**
- 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. Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.**

- 153 **APP/12/01377: UNUSED LAND, CARR LANE, HOYLAKE - THE ERECTION OF 26 AFFORDABLE HOMES TOGETHER WITH ASSOCIATED WORKS (AMENDED APPLICATION).**

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

- 154 **APP/13/00148: 71 WELLINGTON ROAD, NEW BRIGHTON, CH45 2NE - REFURBISHMENT OF PROPERTY INCLUDING CHANGE OF USE TO DUAL C2 USE (RESIDENTIAL INSTITUTION) AND C3 USE (DWELLING HOUSE) (AMENDED PLANS RECEIVED)**

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 (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 05 July 2013 and listed as follows: drawing numbers 71WRPE (dated Jan 2013), 71WRPP (dated Jan 2013), 71WRG GA (dated December 2012), and the amended plans received 18 October 2013 drawing numbers 71WRF GA REV D (dated Oct 2013) and 71WRS GA REV A (dated Oct 2013), and the amended plans received 09 October 2013 drawing numbers 71WREL REV B (dated Oct 2013) and 71WREL east (dated Oct 2013).
3. No more than eight residents shall occupy No.71 Wellington Road at any one time.
4. The external staircase and flat roof structure to the rear of the property shall not be used as a balcony or sitting out area at any time. The external staircase shall only be used as a fire escape in the event of an emergency and at no other time.

155 **APP/13/00404: SHELL SERVICE STATION, CHURCH LANE, WOODCHURCH, CH49 7LR - NEW SINGLE STOREY RETAIL UNIT**

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

On a motion by Councillor Elderton and seconded by Councillor Glasman 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. A detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment, must be prepared, and is subject to the approval in writing of the Local Planning Authority. The strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and roles and responsibilities. The strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 after remediation.**
- 3. Details of the air-conditioning, ventilation and flue extraction systems including particulars of noise levels shall be submitted to and approved by the Local Planning Authority before any works commence on site.**
- 4. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site to the satisfaction of the Local Planning Authority prior to the commencement of works on site.**
- 5. 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.**
- 6. No development shall take place until 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 to the satisfaction of the Local Planning Authority before the retail unit is opened for trading.**

- 7. The retail unit hereby permitted shall be open between the hours of 07.00 and 20.00 Monday to Saturdays and 10.00 to 16.00 on Sundays and Bank Holidays and at no other time.**
- 8. No Servicing shall take place between the hours of 19.00 and 07.00 hours Monday to Saturday and at no time on Sundays and Bank Holidays**
- 9. Prior to the occupation of the development hereby approved a Servicing and Delivery Management Plan shall be submitted for approval in writing to the Local Planning Authority. The Servicing and Delivery Management Plan shall be implemented in full in accordance with the written approval upon first occupation of the development and continued thereafter.**
- 10. Delivery and Service vehicles visiting the site for the purpose of loading and unloading of goods shall be no longer than 10m in length for both rigid and articulated.**
- 11. Prior to the commencement of development details of the means of vehicular and/or pedestrian access to the site/development shall be submitted to and agreed in writing with the Local Planning Authority. The approved works shall be carried out in full prior to the first occupation of the development.**
- 12. 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.**
- 13. Notwithstanding the provisions of the Town & Country Planning (Development Management Procedure) Order 2010 and the Town & Country Planning (General Permitted Development) Order 1995 (or any subsequent re-enactment) the gross internal retail floorspace including any mezzanines within building shall not exceed 511 square metres, and there shall be no further sub division of any part of the retail unit as shown on the approved plan referenced 01 into smaller units.**

156 **APP/13/00780: CARAVAN AT SPRINGBANK, FRANKBY STILES, FRANKBY, CH48 1PL - CONSTRUCTION OF A DWELLING HOUSE**

The Strategic Director of 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 a section 106 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.**
- 3. Before any construction commences, details of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 17th June 2013 and listed as follows: 69/FS/04/13-003, 69/FS/04/13-004, 69/FS/04/13-005 (dated May 2013).**
- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.**

157 **APP/13/00886: BEBINGTON HIGH SCHOOL, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS - ERECTION OF A SINGLE STOREY CONSTRUCTION SKILLS TRAINING BUILDING**

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

158 **OUT/13/00958: 837-839 CORPORATION ROAD, BIRKENHEAD - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 24NO. APARTMENTS AND A PAIR OF SEMI-DETACHED HOUSES.**

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

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

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

- 1. The proposal would introduce a large scale building which the Local Planning Authority considers would appear over dominant and detrimental to the character of the immediate area. This is contrary to the National Planning Policy Framework, Policy HS4 of the Wirral unitary Development Plan and Supplementary Planning Document 2.**
- 2. The proposal would result in an unneighbourly form of development in that there is inadequate separation distance between the proposed development and existing houses on Corporation Road that the Local Planning Authority considers would detrimentally impact on the amenity of the occupiers of these houses. This is contrary to the National Planning Policy Framework, Policy HS4 of the Wirral unitary Development Plan and Supplementary Planning Document 2.**
- 3. The Local Planning Authority considers the proposal to be unsatisfactory in that the layout of the site would result in a form of development lacking adequate provision of private amenity space, which the occupiers of the proposed development could reasonably expect to enjoy. This is contrary to the National Planning Policy Framework, Policy HS4 of the Wirral unitary Development Plan and Supplementary Planning Document 2.**

159 **APP/13/00975: 22 OLD GREASBY ROAD, UPTON, CH49 6LT - ERECTION OF A LOG CABIN IN THE GARDEN TO HOUSE A HOT TUB AND SAUNA (RETROSPECTIVE)**

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

160 **APP/13/00980: THE SHIELING, 60 PIPERS LANE, HESWALL, CH60 9HN - TWO STOREY DETACHED DOMESTIC PROPERTY**

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 Leech it was:

Resolved (7:5) 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 25 July 2013 and listed as follows: 101 Rev.P1, 102 Rev.P1, 103 Rev.P1, 104 Rev.P1, 106 Rev.P1.**
- 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. 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.**
- 5. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.**
- 6. On insertion, the windows to the first floor side elevations shall contain non-opening obscure glazing to a height of 1.7m from the finished internal floor level and shall be retained as such thereafter.**
- 7. There are to be no trenches left overnight without a suitable means of escape for badgers.**
- 8. There are to be no building materials left accessible to badgers during construction between the hours of 2000 hours until 0600 hours**

SIDE/REAR EXTENSION. CONSTRUCTION OF TWO STOREY BAY WINDOW TO EXISTING SIDE EXTENSION AND ERECTION OF PITCHED ROOF ON EXISTING FLAT ROOFED EXTENSION.

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

On a motion by Councillor Foulkes 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 20 August 2013 and listed as follows: 13/02 01 Rev.A dated July 2013.**

162 **OUT/13/01140: UNUSED LAND, BOROUGH ROAD, SEACOMBE, CH44 6NQ - ERECTION OF 28NO. NEW BUILD APARTMENTS IN ONE THREE STOREY BLOCK AND ONE TWO STOREY BLOCK TOGETHER WITH SITE WORKS**

The Strategic Director submitted the above application for consideration.

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

Resolved (12:0) That the application be approved subject to a section 106 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 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) Appearance**
 - (b) Landscaping**
- 3. 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.

- 4. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 5. No part of the development shall be brought into use until visibility splays of 2.4 metres x 2.4 metres measured down each side of the access and the back edge of the footway have been provided clear of obstruction to visibility at or above a height of 0.9 metres above the footway level of Borough Road. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.**
- 6. Vehicular Sight lines shall be provided at the junction of the access to Borough Road in accordance with details to be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development. Any such access and sight lines shall be formed and hard surfaced before any other part of the development is brought into use.**
- 7. 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.**
- 8. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is sooner, for its permitted use. The approved landscape management plan shall be carried out as approved.**
- 9. No part of the development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangement for its implementation. Development shall be carried out in accordance with the approved schedule.**
- 10. 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.

11. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30th August 2013 and listed as follows: 5063/33 and 5063/34.

163 **APP/13/01294: CLEAVER RESIDENTIAL HOME, OLDFIELD ROAD, HESWALL, CH60 6SE - REFURBISHMENT OF THE EXISTING CARE HOME AND THE ERECTION OF A NEW EXTENSION WING TO PROVIDE 53 BEDROOMS WITH ASSOCIATED FACILITIES, NEW ACCESS ROAD FROM OLDFIELD ROAD, NEW CAR PARK WITH ASSOCIATED HARD AND SOFT LANDSCAPING TO GROUNDS.**

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. Before any construction commences, samples of the facing, 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.
3. Prior to the commencement of development detailed plans to show existing and proposed ground levels, sections across the site and details of the finished slab level for the extensions shall be submitted to and approved in writing by the Local Planning Authority. The ground levels across the site and finished slab levels for each part of the new development shall be as per the approved plans.
4. No development shall take place until a full scheme for the protection of retained trees including details of the working methods to be employed for the installation of drives and paths within the root protection areas of protected trees in accordance with the principles of 'no dig' construction along with a schedule of tree works specifying

pruning and other remedial or preventative work in accordance with BS3998 Recommendations For Tree Work have been submitted to and approved in writing by the Local Planning Department. The development shall be carried out in full in accordance with the approved details.

5. That the existing boundary treatment be retained or replaced by a suitable hedge species in accordance with a scheme to be approved by the Local Planning Authority, such work to be completed before the building or buildings are occupied and thereafter maintained to the satisfaction of the Local Planning Authority.
6. No tree which is to be retained shall be cut down, uprooted or destroyed, or have surgery undertaken, without the written approval of the Local Planning Authority, within 1 year from the completion of the development. Any such trees removed or dying shall be replaced with trees of a size and species to be agreed in writing with the Local Planning Authority in the next available planting season.
7. Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced to the satisfaction of the Local Planning Authority, by trees and shrubs of similar size species to be replaced
8. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.
9. The area so designated within drawing no 103 G shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.
10. Details of the air-conditioning, ventilation and flue extraction systems including particulars of noise levels shall be submitted to and approved by the Local Planning Authority before any works commence on site.

- 11. All plant machinery and equipment (including refrigeration and air conditioning systems) to be used by reason of this approval shall be so installed, maintained and operated as to prevent the transmission of noise and vibration into any neighbouring premises.**
- 12. 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.**
- 13. 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.**
- 14. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site to the satisfaction of the Local Planning Authority prior to the occupation of the building.**
- 15. The hard and soft landscaping scheme hereby approved shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.**
- 16. Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.**
- 17. The existing Vehicular access from Oldfield Gardens (which will be rendered obsolete by this development) to be reinstated to standard footway levels within three months of the first completion to the written satisfaction of the Local Planning Authority.**
- 18. Prior to the commencement of development, details of the proposed vehicular access onto Oldfield Road shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall**

be implemented in full prior to first occupation.

19. The removal or repair of any ridge tiles shall only be undertaken under the supervision of a suitably experienced and licensed bat ecologist.

20. Prior to the use hereby approved commencing, Informative signs shall be erected advising staff and visitors that Oldfield Drive is not accessible in accordance with the Byway Regulation. The location of the signs shall be agreed in writing with the local planning authority and the signs shall remain in situ at all times.

21. No tree felling shall take place until an investigation by a qualified bat ecologist for bat roost potential has taken place and the report has been submitted to and agreed in writing by the Local Planning Authority. If it can conclusively be established that bat/s or evidence of use is absent the potential would be immediately sealed to prevent bat occupancy before felling takes place. In the event that -

a) the detailed inspection is inconclusive or

b) bat/s or evidence of use is found then dusk/dawn surveys during the active season of bats would be required. If bat/s or their roost will be affected by the felling then work could not commence until such time that a European Protected Species Mitigation Licence has been applied for and approved to legally proceed with the felling along with mitigation measures.

22. If bat tree roost potential is located but is absent of bats or evidence of use and will be lost then compensation for that loss should take the form of bat boxes in localised and sound trees; a bat ecologist should undertake the erecting of the boxes. The details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

164 **APP/13/01301: 85A SOUTH PARADE, WEST KIRBY, CH48 0RR - BALCONY TO FRONT, EXTERNAL AND INTERNAL ALTERATIONS, AND CONVERSION FROM 2 FLATS TO 1 FLAT.**

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 17 October 2013 and listed as follows: drawing numbers 140_2013_01 and 140_2013_02 (dated 27.09.2013)**

165 **OUT/13/00527:156-162 BEDFORD ROAD, ROCK FERRY, CH42 2AS - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 27 APARTMENTS**

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

On a motion by Councillor Elderton and seconded with 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 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**
- 3. 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.**
- 4. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this**

development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

5. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.
6. The detailed plans submitted as reserved matters shall include a survey of existing and proposed ground levels, sections across the site and details of the finished slab level for the proposed apartments. The apartments shall be constructed in accordance with the approved ground levels across the site and finished slab level.
7. The detailed plans submitted as reserved matters shall include full details indicating the positions, design, materials and type of boundary treatment to be erected within the site. The boundary treatment shall be completed before the dwellings are occupied and development shall be carried out in accordance with the approved details.
8. No development shall take place until an assessment of ground contamination is carried out in accordance with authoritative technical guidance (CLR11) and submitted to and approved in writing by the Local Planning Authority. The Assessment shall take into account any potential contaminants from all known previous land uses and if any contamination posing unacceptable risk is found, a report specifying the measures to be taken to remediate the site to render it suitable for the proposed use shall be submitted to and approved in writing by the Local Planning Authority.
9. Prior to the commencement of development, the site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved in writing 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 the land 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 in writing by the Local Planning Authority.

166 **APP/13/00956: 9 GARDEN HEY ROAD, MEOLS, CH47 5AS - ERECTION OF A SINGLE STOREY REAR EXTENSION, GARAGE CONVERSION AND ALTERATIONS TO EXISTING ROOF TO INCLUDE A HIP TO GABLE AND REAR DORMER**

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

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

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

The scale, size, design and overall appearance of the development is over dominant and obtrusive in terms of visual impact having regard to the character of the original dwelling and the relationship with neighbouring properties. The development is therefore inappropriate having regard to Wirral's UDP Policy HS11 and Supplementary Planning Guidance note 11 - House Extensions.

167 **APP/13/01174: 104-106 EGERTON PARK, ROCK FERRY, CH42 4RB - RETROSPECTIVE APPLICATION FOR LANDSCAPING, FENCING AND CAR PARKING (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 Elderton it was:

Resolved (12:0) 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 9th September 2013 and listed as follows: 127_2013_01 (dated 02.09.13)

168 **APP/13/01288: SERENITY CLINIC, 162 BANKS ROAD, WEST KIRBY, CH48 0RH - LOFT ALTERATIONS AND PROVISION OF REAR DORMER.**

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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 09 October 2013 and listed as follows: drawing numbers 82_2013_01 (dated 08.10.2013) and 82_2013_02 (dated 08.10.2013).**

169 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 01/10/2013 AND 10/11/2013**

The Strategic Director for Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 1 October and 10 November.

Resolved – That the report be noted.
