

PLANNING COMMITTEE

Thursday, 19 December 2013

Present:

Councillor	B Mooney (Chair)	
Councillors	D Realey	J Walsh
	D Elderton	I Williams
	S Kelly	E Boulton
	P Brightmore	W Clements
	S Foulkes	P Hayes
	A Leech	S Mountney

170 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.

171 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 Leech declared a non pecuniary interest in respect of item 14 by virtue of her being a resident of the road in question. She informed the Committee that she would be approaching this item with an open mind.

172 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/13/01203: 40 CALDY ROAD, WEST KIRBY, CH48 2HQ - Demolition of existing bungalow and erection of replacement two storey dwelling

APP/13/01314: 19 BARCOMBE ROAD, BARNSTON, CH60 1UY - Resubmission of retrospective application for hip to gable extension and rear dormer roof extension-amended proposals.

OUT/13/01184: Unused Land, NOCTORUM DELL, NOCTORUM, CH43 9UL - Erection of up to 4 dwellings, associated hard and soft landscaping and access from Pipistrelle Rise

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

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 Boulton and seconded by Councillor Kelly it was:

Resolved (12:1) That the application be refused on the following grounds:

1. The site lies within the Green Belt, where the National Planning Policy Framework and Policies GB2 and URN1 in the Wirral Unitary Development Plan make it clear that there is a general presumption against inappropriate development and substantial weight must be given to the harm arising from inappropriate development. It is not considered that very special circumstances have been demonstrated that would outweigh such harm.

2. It is considered that the proposal conflicts with the provisions of the National Planning Policy Framework and Policies GB2, LAN1 and LA7 in the Wirral Unitary Development Plan because its siting, materials, design and layout would fail to improve the character and quality of the area and would be detrimental to the openness and visual amenities of the Green Belt.

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

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

On a motion by Councillor Realey and seconded by Councillor Foulkes 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 16th July 2013 and listed as follows: 1201 011 (dated July 2013), 1201 019 (dated July 2013) & 1201 020 (dated July 2013)**
- 3. Before any construction commences, samples of the facing/roofing/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. The use of the building hereby permitted shall not be used between the hours of 1600 hrs and 0900 hrs.**
- 5. The site shall be 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 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.**

175 **APP/13/00960: MCDONALDS, 24 LISCARD WAY, LISCARD, CH44 5TP - TO CREATE AN OUTSIDE SEATING AREA ON THE PAVEMENT OUTSIDE/ADJACENT TO MCDONALDS, WITH UP TO 7 TABLES AND UP TO 20 CHAIRS. AREA TO HAVE RUBBISH BIN AND BE SECTIONED OFF WITH POSTS/PANELS**

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

On a motion by Councillor Leech and seconded by Councillor Elderton 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 14 August 2013.

3. All tables, chairs and barriers shall be removed from the outdoor seating area between the hours of 19:00 hours and 07:00 hours

176 **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)**

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 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 21st August 2013 and listed as follows: "CH43869", "APP/13/00975 - 01" and "APP/13/00975 - 02" (all undated).

177 **OUT/13/01184: UNUSED LAND, NOCTORUM DELL, NOCTORUM, CH43 9UL - ERECTION OF UP TO 4 DWELLINGS, ASSOCIATED HARD AND SOFT LANDSCAPING AND ACCESS FROM PIPISTRELLE RISE**

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

- 178 **APP/13/01203: 40 CALDY ROAD, WEST KIRBY, CH48 2HQ - DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT TWO STOREY DWELLING**

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

- 179 **APP/13/01314: 19 BARCOMBE ROAD, BARNSTON, CH60 1UY - RESUBMISSION OF RETROSPECTIVE APPLICATION FOR HIP TO GABLE EXTENSION AND REAR DORMER ROOF EXTENSION-AMENDED PROPOSALS.**

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

- 180 **APP/13/01450: 30 PARKVIEW CLOSE, BIRKENHEAD, CH41 4NX - STORAGE SHED IN REAR GARDEN**

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

On a motion by Councillor Boulton 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 21st November 2013 and listed as follows: 162_2013_01, 11.11.2013.**

- 181 **APP/13/00501: PELWOOD COURT, GLEBE HEY ROAD, WOODCHURCH, CH49 8HE - RETROSPECTIVE APPLICATION FOR ADDITION OF 2 FLATS (2ND FLOOR) AND INSTALLATION OF SIX DORMER WINDOWS (AMENDMENT TO APP/07/06256)**

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 (13:0) That the application be approved subject to the following conditions:

- 1. Within six months of the date of permission, the new dormers shown on Drawing No. 50_2013_01 Revision A and 50_2013_03 shall be constructed in full and retained as such thereafter.**
- 2. Within six months of the date of this permission, the redundant vehicular access on Glebe Hey Road shall be made good up to Council footway standards and retained as such thereafter.**

182 **OUT/13/00955: 19 BARNSTON LANE, MORETON, CH46 7TN - ERECTION OF 2 DWELLING HOUSES**

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

On a motion by Councillor Mountney 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 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**

For the avoidance of doubt, the reserved matters shall:

- i. set out the arrangements for the retention of existing sandstone boundary walls
- ii. include a survey of existing trees and methods of protection during the construction phase

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 remainder of the undeveloped land 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 and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

4. For the avoidance of doubt, in any subsequent application for the approval of reserved matters, the number of residential dwellings shall not exceed 2.

5. 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.

6. Notwithstanding the indicative details provided, 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.

7. 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.

8. 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.

9. A scheme of acoustic glazing shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

The approved scheme shall be implemented prior to occupation of the building and shall be retained thereafter.

10. The residential dwellings shall be constructed so as to provide sound attenuation against external noise, in accordance with a scheme of works previously submitted to and approved in writing by the Local Planning Authority. The scheme shall confirm a means of attenuation with windows shut and other means of ventilation provided.

183 **APP/13/01224: 26 CLAREMOUNT ROAD, LISCARD, CH45 6UB - CONVERSION AND EXTENSION OF EXISTING GARAGE TO FORM A NEW DWELLING.**

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

1. The proposal would result in a form of development having a cramped and overdeveloped appearance, which the local Planning Authority considers would have an overbearing impact that would be detrimental to the amenities of neighbouring properties and would not provide adequate living accommodation for future occupiers due to the size of the application site. This is contrary to Policy HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

2. In the opinion of the Local Planning Authority, the scale, design, siting and materials of the proposed development would appear visually incongruous in the street scene and would detract from visual amenity. This is contrary to Policy HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

184 **APP/13/01226: 63 ACRE LANE, BROMBOROUGH, CH62 7BY - CONVERSION OF EXISTING FIRST FLOOR FLAT INTO 2 ONE BEDROOM FLATS WITH A FIRST FLOOR EXTENSION TO PROVIDE A FURTHER 3 ONE BEDROOM FLATS, INCLUDING CHANGE OF USE OF RETAIL**

GROUND FLOOR UNIT FROM CLASS A1 TO D2 (AMENDED DESIGN FROM APPROVED APPLICATION APP/13/00458)

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

On a motion by Councillor Hayes 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 24th September 2013 and listed as follows: 112_2013_01 Rev A, (dated 10.09.13, 112_2013_02, (dated 10.09.13) & 112_2013_03, (dated 10.09.13)**
- 3. Prior to commencement of development a scheme of sound insulation provision for both airborne & impact noise between the proposed flats and the D2 (dance studio) Use at ground floor 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 and retained as such thereafter.**
- 4. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.**
- 5. Prior to commencement of development details of the ventilation provision for the D1 (dance studio) use 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 and retained as such thereafter.**
- 6. The ground floor premises approved as a dance studio shall be closed between 20:00 hrs and 09:00 hrs Monday to Saturday. The ground floor premises shall be closed between 00:00 hrs and 10:00 on a Sunday and between 16:00 hrs and 24:00 hrs on Sunday.**
- 7. Prior to commencement of development details of the new shop front serving the dance studio hereby permitted shall be submitted to and agreed in writing with the Local Planning Authority. The approved shop front shall be implemented in full and retained as such thereafter.**

185 **APP/13/01347: 101 DURLEY DRIVE, PRENTON, CH43 3BG - SINGLE STOREY SIDE EXTENSION AND DECKING (BALCONY EXTENSION)**

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 (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 21 October 2013 and listed as follows: 136_2013_01 (15.10.13) & 136_2013_02 (15.10.13).**
- 3. Prior to commencement of development, details of a privacy screen to the western side elevation of the raised terrace shall be submitted to the Local Planning Authority for approval, the privacy screen shall be erected as agreed and installed prior to the first use of the raised terrace, unless otherwise agreed in writing with the Local Planning Authority, the privacy screen shall be retained as such thereafter.**

186 **APP/13/01358: 47 ALISTAIR DRIVE, BROMBOROUGH, CH63 0LQ - SINGLE STOREY FRONT EXTENSION AND RENDERING TO ALL ELEVATIONS**

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 (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 24 October 2013 and listed as follows: 107_2013_01 dated 24.07.2013

187 **LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL – ADOPTION OF REVISED STATEMENT OF COMMUNITY INVOLVEMENT**

A report of the Strategic Director for Regeneration and Environment set out the results of a consultation that took place between July and September 2013 following the circulation of the Statement of Community Involvement. Appended to the report was; the Statement of Community Involvement (first revision) and Schedule of Responses to Consultation on Revised Statement.

Members were informed that when the final revised SCI is approved for consideration by the Cabinet Member for the Economy it will then go to Full Council for adoption.

It was suggested that some amendments be made to the document including:

- P23- To include some text to make it clear that covenance are a civil law matter.
- P24 (para 4.46) – The Word ‘Only’ to be added before ‘When’ on the opening sentence to make clear the ruling on the rights of Petitioners and Applicants to speak.
- P24 The right of the Ward Councillor being able to speak to be inserted into Para 4.46.

Resolved – That the final revised Statement of Community Involvement attached to the report be approved with the above amendments for consideration by the Cabinet Member for the Economy for adoption by a resolution by Full Council.

188 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 21/10/2013 AND 08/12/2013**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 21/10/2013 and 08/12/2013.

Resolved – That the report be noted.