

## PLANNING COMMITTEE

Thursday, 20 March 2014

Present: Councillor B Mooney (Chair)

Councillors D Elderton I Williams  
S Kelly E Boulton  
P Brightmore P Hayes  
A Leech S Mountney  
J Walsh

Deputies: Councillors C Muspratt ( for S Foulkes)  
T Norbury (for D Realey)  
K Hodson ( for W Clements)

### 233 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 20 February 2014

**Resolved – That the minutes be approved**

### 234 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 items on the agenda and to state the nature of the interest.

Councillor Simon Mountney declared a pecuniary interest in respect of item 9 by virtue of him owning the property.

### 235 REQUESTS FOR SITE VISITS

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

No such requests were made.

236 **ORDER OF BUSINESS**

The Chair agreed to vary the order of business

237 **APP/13/01110 TOWER PROMENADE, NEW BRIGHTON, CH45 2JY : THE PROPOSED ERECTION OF 1NO. THREE BEDROOM AND 1NO. 2 BEDROOM APARTMENT AT FOURTH FLOOR LEVEL OF THE EXISTING BUILDING.**

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

A Petitioner addressed the meeting

A Ward Councillor addressed the meeting.

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

**Resolved (6:5 with 3 abstentions and on the Chair's casting vote) 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. All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail those of the existing building.
3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 8th October 2013 and listed as follows: A2A.13.401\_001, A2A.13.401\_002, A2A.13.401\_003, A2A.13.401\_004, A2A.13.401\_005, A2A.13.401\_101, A2A.13.401\_102, A2A.13.401\_103, A2A.13.401\_104 and A2A.13.401\_105.
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.

238 **APP/13/01346 : CALDY GOLF COURSE, CALDY GOLF CLUB, LINKS HEY ROAD, CALDY, CH48 1NB : ROCK ARMOUR PROTECTION TO COASTAL CLIFFS - MAINTENANCE WORKS TO EXISTING EROSION PROTECTION STRUCTURE, CONSISTING RE-PACKING OF EXISTING ROCK ARMOUR, AND IMPORTATION AND PLACING OF NEW BEDSTONE AND ROCK**

**ARMOUR (REVISED ACCESS ARRANGEMENTS RECEIVED, UTILISING CROFT DRIVE).**

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

On a motion by Councillor Elderton and seconded by Councillor Brightmore 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 works shall only be undertaken in accordance with the timescales set out in Section 4 of the submitted *Supporting Information for an Application for Marine Consent (Martin Wright Associates, February 2014)*. For the avoidance of doubt, the development works shall only be carried out in the months of May, June and July, in the years 2014, 2015 and 2016, with works completed by working one 10-hour shift to suit the daytime low tide period. Notwithstanding the details set out in the submitted *Rock Maintenance Work At Caldy Golf Club: Maintenance Licence*, this notice shall not be taken to grant planning permission for subsequent maintenance works beyond the period 2014-2016.**
- 3. The development works shall only be undertaken in accordance with the pollution prevention measures set out in the following submitted statements: *Rock Maintenance Work At Caldy Golf Club: Tidy Beach* (07 January 2014), *Rock Maintenance Work At Caldy Golf Club: Stockpile Areas* (08 January 2014), *Rock Maintenance Work At Caldy Golf Club: Oil and Fuel Spillage* (09 January 2014).**
- 4. Access to the development works shall only be provided at the point adjacent to Caldy Steps and Thursaston Slipway, as set out in section 6 and Appendix B of the submitted *Supporting Information for an Application for Marine Consent (Martin Wright Associates, February 2014)*. Use of these access points shall only be in full accordance with the measures set out in the submitted *Maintenance Work At Caldy Golf Club: Plant and Machine Access to the Beach* (09 January 2014). For the avoidance of doubt, the working width including turning areas for vehicles shall at no point exceed 20m from the toe line of the existing rock armour. No materials, plant or machinery shall be stored at any time on the beach.**
- 5. All plant and machinery used on the beach shall be equipped with low pressure tires or tracks.**
- 6. The Caldy Steps construction access, as set out set out in section 6 and**

**Appendix B of the submitted *Supporting Information for an Application for Marine Consent (Martin Wright Associates, February 2014)* shall be reinstated in accordance with the details provided no later than 9 months from the completion of the works hereby granted planning permission, unless an alternative timescale has previously been submitted and agreed in writing with the Local Planning Authority. For the avoidance of doubt, a geotextile membrane shall be utilised to protect the cliffs from damage during use of the access, and no grass or flower seed, fertilizer or pesticide to be applied to the cliffs.**

**7. The following Great Crested Newt (GCN) Reasonable Avoidance Measures shall be implemented in relation to the Caldy Steps construction access, as set out in section 6 and Appendix B of the submitted *Supporting Information for an Application for Marine Consent (Martin Wright Associates, February 2014)*:**

- **All contractors shall be made aware of the appearance of GCN, and provided with clear information on the procedure should a GCN be encountered during construction;**
- **Clearance of bushes, large stones, timbers and site debris to establish the access route shall only be by hand, to allow checking of the environment for GCN;**
- **Plant and machinery access shall be restricted to the access route, as defined in the submitted information.**

**8. The development shall be carried out in accordance with the details contained in drawings numbered: CGC 1/2013 (received 02 December 2013) as amended by supporting information received by the Local Planning Authority on 7th, 8th and 9th January: *Maintenance Work At Caldy Golf Club* and received February 2014: *Supporting Information for an Application for Marine Consent (Martin Wright Associates, February 2014)*.**

239 **APP/13/01494 : BOAT STORAGE YARD, BACK SEA VIEW, HOYLAKE, CH47 2DL : DEMOLITION OF EXISTING VACANT STORAGE UNIT AND ERECTION OF 1 NO. DETACHED DWELLING (AMENDED SITE PLAN 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 Walsh and seconded by Councillor Norbury 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 18th March 2014 and listed as follows: drawing number PL01.**
- 3. No development shall take place before samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 4. The first floor window facing north west shall not be glazed otherwise than with obscured glass and top hung, with opening parts 1.7 metres above finished floor level, and thereafter be permanently retained as such.**
- 5. No development shall take place before 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 before the building is occupied. Development shall be carried out in accordance with the approved details and retained thereafter.**
- 6. 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.**
- 7. Prior to the first occupation of the dwelling 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 to be submitted to and agreed in writing by the Local Planning Authority before the development is commenced. The approved details shall be implemented in full and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.**
- 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. No development shall commence until full details of site and finished floor**

levels intended at the completion of the development in relation to existing site levels and the levels of adjoining land and the highway have been submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the details shall include a datum for measuring land levels. The development shall be carried out and completed in full accordance with the details so approved.

240 **APP/14/00011 : GREAT MEOLS PRIMARY SCHOOL, ELWYN ROAD, MEOLS, CH47 7AP : ERECTION OF A SPORTS HALL AND RELOCATION OF STORE BUILDINGS.**

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

A Petitioner addressed the meeting

A Ward Councillor addressed the meeting.

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

**Resolved ( 12:0 with one abstention) That the application be refused on the following grounds:**

**The proposed development would by reason of its height, bulk and appearance, introduce an element which is unsympathetic and alien to the design and layout of the original school buildings which would appear incongruous in the street scene and thereby detract from visual amenity. The proposals are therefore contrary to Policy HS15 of the Wirral Unitary Development Plan.**

241 **APP/14/00090 : 12 BRACKEN LANE, HIGHER BEBINGTON, CH63 2LZ : SINGLE STOREY REAR EXTENSION.**

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

On a motion by Councillor Kelly and seconded by Councillor Mountney 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 6 March 2014 and listed as follows: 19\_2014\_01.

- 242 **RESX/14/00165 : 40 BROOKFIELD GARDENS, WEST KIRBY, CH48 4EL : ERECTION OF A REAR EXTENSION WHICH WOULD EXTEND BEYOND THE REAR WALL OF THE ORIGINAL HOUSE BY 4M FOR WHICH THE MAXIMUM HEIGHT WOULD BE 3.8M AND FOR WHICH THE HEIGHT OF THE EAVES WOULD BE 2.5M.**

Having previously declared a pecuniary interest, Councillor Mountney left the meeting room during consideration of this application.

On a motion by Councillor Brightmore and Councillor Muspratt it was:

**Resolved (12:0) That prior approval is not required.**

- 243 **ANT/14/00193 : LAND OUTSIDE OF THE RAILWAY, CORNER OF BIRKENHEAD ROAD & GREENWOOD ROAD, MEOLS, CH47 6AA : REPLACEMENT OF EXISTING 14.8M MONOPOLE FOR A 17.5M DUAL USER MONOPOLE AND ANCILLARY WORKS.**

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

A Ward Councillor addressed the meeting.

**Resolved (13:0) That prior approval is not required.**

- 244 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 10/02/2014 AND 09/03/2014.**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 10/02/2014 and 09/03/2014.

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

- 245 **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

A Member raised concerns about existing Parking Policies. Comments were made about the lack of confidence in the current policies that had led to

Members being put in a difficult situation when considering a planning application earlier in the evening.

The Development Control Manager explained to Members that policies in place are currently being updated in line with the Local Development Framework. New policies have been through consultation and there will be an opportunity for Members of the Planning Committee to contribute.

It was suggested that an update be presented to the next meeting of the Planning Committee

The Development Control Manager then proposed that a pre Committee site visit be held ahead of the next Committee due to a major development that is scheduled for consideration.

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