

## PLANNING COMMITTEE

Tuesday, 17 June 2014

Councillor

Present:

Councillors	D Realey	I Williams
	D Elderton	E Boulton
	S Kelly	P Hayes
	A Leech	M Daniel
	J Walsh	P Cleary

Deputies:

Councillors	S Whittingham ( for C Spriggs)
	C Blakeley ( for K Hodson)

### 1 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 7 May 2014.

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

### 2 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked to declare any disclosable pecuniary interests in connection with any item on the agenda and to state the nature of the interest

Councillor C Blakeley declared a prejudicial interest in respect of item 9 by virtue of advising objectors and corresponding with the applicant.

Councillor P Cleary declared a prejudicial interest in respect of item 4 by virtue of his involvement prior to his election in May 2014.

### 3 REQUESTS FOR SITE VISITS

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

The following requests were unanimously approved:

**APP/11/01049: Hillside Road, TRANMERE, Wirral CH41 9EL - Extension of time for planning permission APP/2008/05610 - Erection of 12 dwellings.**

**APP/14/00085: 98 CLAREMOUNT ROAD, LISCARD, CH45 6UE: To build a pergola 3400mm high near bottom of drive, level ground area along part of south-east boundary (thus raising by 450mm) and erect 2000mm fence along this part of boundary, and erect pergola at height of 2350mm next to house**

**APP/14/00237: 7 ALEXANDRA ROAD, BIRKENHEAD, CH43 4XX - Change of use from 6 bedroom property to an 8 bedroom supported accommodation/House of Multiple Occupation (HMO)**

- 4 **APP/11/01049: HILLSIDE ROAD, TRANMERE, WIRRAL CH41 9EL - EXTENSION OF TIME FOR PLANNING PERMISSION APP/2008/05610 - ERECTION OF 12 DWELLINGS**

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

- 5 **APP/14/00081: 1-3 PENSBY ROAD, HESWALL, CH60 7RA - PROPOSED REFURBISHMENT OF EXISTING VACANT SHOP (A1 USE CLASS) TO A RESTAURANT/CAFÉ/BAR WITH THE INTRODUCTION OF A FIRST FLOOR PARTIALLY GLAZED EXTENSION AND REAR FIRST FLOOR COURTYARD TO BECOME PART OF RESTAURANT/BAR. SUPPORTING OFFICE ACCOMMODATION, RE-DESIGN AND FIT OUT (AMENDED PLANS)**

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

Members were advised that the qualifying petition as referred to in the report has been withdrawn.

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

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

- 1.The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 17 April 20124 and listed as follows: 13-078-121 Revision D dated June 2014, 13-078-151 Revision C, 13-078-152 Revision A dated April 2014

3. The premises shall not be open to the public before the hours of 8.00am nor after 12.00 midnight Monday to Saturday and before 9.00am nor after 11.00pm on Sundays or any Bank Holidays.

4. Prior to the commencement of the development a scheme of fume extraction shall be submitted and approved in writing to the Local Planning Authority. When designing the fume extraction system reference should be made to the Defra document "Guidance on the control of Odor and Noise from Commercial Kitchen Exhaust Systems". The approved fume extraction scheme shall be implemented in the development prior to the use as a restaurant/cafe and bar commences.

- 6 APP/14/00085: 98 CLAREMOUNT ROAD, LISCARD, CH45 6UE - TO BUILD A PERGOLA 3400MM HIGH NEAR BOTTOM OF DRIVE, LEVEL GROUND AREA ALONG PART OF SOUTH-EAST BOUNDARY (THUS RAISING BY 450MM) AND ERECT 2000MM FENCE ALONG THIS PART OF BOUNDARY, AND ERECT PERGOLA AT HEIGHT OF 2350MM NEXT TO HOUSE

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

- 7 APP/14/00099:102 VICTORIA ROAD, TRANMERE, CH42 0JY - CHANGE OF USE TO SHELTERED ACCOMMODATION (C2 USE) FOR SEMI INDEPENDANT LIVING AND ASSOCIATED WORK INCLUDING THE ERECTION OF A TWO STOREY REAR EXTENSION, LOFT CONVERSION AND ALTERATIONS (RETROSPECTIVE APPLICATION).

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

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

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

The proposed development, having regard to the number of units proposed and the nature of the supported accommodation proposed,

would, in the opinion of the Local Planning Authority result in an overdevelopment of the site contrary to the provisions of Policy HS7 of the Wirral Unitary Development Plan.

- 8 **APP/14/00237: 7 ALEXANDRA ROAD, BIRKENHEAD, CH43 4XX - CHANGE OF USE FROM 6 BEDROOM PROPERTY TO AN 8 BEDROOM SUPPORTED ACCOMMODATION/HOUSE OF MULTIPLE OCCUPATION (HMO)**

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

- 9 **APP/14/00277: INGLEWOOD COTTAGE, INGLEWOOD, MORETON, CH46 0SD - CONVERT BUNGALOW TO A HOUSE WITH FIRST FLOOR**

Having previously declaring a prejudicial interest, Councillor Blakeley left the meeting during consideration of this item.

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

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

**Resolved** (11:0) **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 14th April 2014.**
- 3. Before the development hereby permitted is brought into use all first-floor windows in the rear elevation of the first-floor extension facing north shall be obscurely glazed with frosted glass and shall be retained as such thereafter.**

- 10 **APP/14/00304:187 HOLMLANDS DRIVE, OXTON, CH43 0US - FIRST FLOOR SIDE EXTENSION AND SLOPING ROOF TO PORCH**

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 (11:1) That the application be approved subject to the following conditions:**

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 6 Mar 14 and listed as follows: 36\_2014\_Steen/36\_2014\_01, 20.02.2014.**

- 11 **APP/14/00466: RIVERSDALE NURSING HOME, 14-16 RIVERSDALE ROAD, WEST KIRBY, CH48 4EZ - TWO FIRST FLOOR REAR EXTENSIONS TO PROVIDE A NET INCREASE OF FOUR BEDROOMS (AMENDMENT TO APPLICATION APP/13/01587)**

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

A Petitioner addressed the meeting

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

**Resolved (8:4) 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 8th April 2014 and listed as follows: 2737/1, 2737/2 (both dated 22/11/2013); and 2737/3 B, 2737/4 A (both dated 09/12/2013)**

- 12 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 30/04/2014 AND 05/06/2014**

The Strategic Director for Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 30<sup>th</sup> April and 5<sup>th</sup> June 2014.

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

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