

PLANNING COMMITTEE

Tuesday, 20 January 2015

Present:

| | | |
|-------------|--------------|------------|
| Councillors | D Realey | D Elderton |
| | P Brightmore | E Boulton |
| | M Daniel | K Hodson |
| | C Spriggs | S Kelly |
| | J Walsh | P Cleary |
| | I Williams | |

Deputies:

Councillors W Clements (for P Hayes)

117 **MINUTES**

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 18 December 2014.

Resolved – That the minutes be approved.

118 **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.

No such declarations were made.

119 **REQUESTS FOR SITE VISITS**

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

The following requests were unanimously approved:

APP/14/01114: Little Brighton Inn, 2 Rowson Street, New Brighton, CH45 5AT- Conversion of the existing public house to two dwellings and the erection of seven dwellings (amended scheme)

APP/14/01232: 15-25 Field Road, New Brighton, CH45 5BG- Erection of 13 affordable housing units in a 3-storey residential development

APP/14/01256: 91 Eastham Village Road, Eastham, CH61 0AW- Conversion and extension of existing buildings into three residential dwellings with car parking.

120 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

121 APP/14/01114: LITTLE BRIGHTON INN, 2 ROWSON STREET, NEW BRIGHTON, CH45 5AT - CONVERSION OF THE EXISTING PUBLIC HOUSE TO TWO DWELLINGS AND THE ERECTION OF SEVEN DWELLINGS (AMENDED SCHEME)

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

122 APP/14/01211: 7-9 ROSE MOUNT, OXTON, CH43 5SG - VARIATION OF CONDITION 3 OF APP/11/00283 AND CONDITION 1 OF APP/12/00622 TO VARY HOURS OF OPERATION AS FOLLOWS: MONDAY TO THURSDAY TO OPEN AT 0900 WITH LAST ENTRY AT 2330 AND TRADING SHALL CEASE AT 0000 (MIDNIGHT) WITH THE PREMISES CLOSED TO THE PUBLIC AT 0030; ON FRIDAYS AND SATURDAYS TO OPEN AT 0900 WITH LAST ENTRY AT 2330 AND TRADING SHALL CEASE AT 0100 WITH THE PREMISES CLOSED TO THE PUBLIC AT 0130; AND ON SUNDAYS TO OPEN AT 0900 WITH LAST ENTRY AT 2300 AND TRADING SHALL CEASE AT 2330 WITH THE PREMISES CLOSED TO THE PUBLIC AT 0000 (MIDNIGHT)

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

Concerns were raised by Members, following a previous site visit, with regards to potential for noise disturbance to neighbouring residential properties.

On a motion by Councillor Kelly and Seconded by Councillor Brightmore it was:

Resolved (7:5) That the application be refused on the following grounds:

It is considered the proposed variation of condition and resulting later opening hours would result in noise and disturbance later at night that would be detrimental to the amenities neighbouring residents should expect to enjoy at a time when ambient noise levels are lower. As such the application is considered contrary to Policies HS15 and SH4 of the Wirral Unitary Development Plan, Supplementary Planning Document 3 (Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments) and the National Planning Policy Framework.

123 APP/14/01232: 15-25 FIELD ROAD, NEW BRIGHTON, CH45 5BG - ERECTION OF 13 AFFORDABLE HOUSING UNITS IN A 3-STOREY RESIDENTIAL DEVELOPMENT

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

124 APP/14/01256: 91 EASTHAM VILLAGE ROAD, EASTHAM, CH62 0AW - CONVERSION AND EXTENSION OF EXISTING BUILDINGS INTO THREE RESIDENTIAL DWELLINGS WITH CAR PARKING

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

125 APP/14/01294: 12 HAWTHORNE DRIVE, NEWTON, CH48 9XJ - PROPOSED SUB-DIVISION OF OWNERSHIP LAND INTO TWO PLOTS CREATING AN ADDITIONAL PLOT FOR CONSTRUCTION OF A NEW BUILD 2XBEDROOM BUNGALOW (AMENDED DESCRIPTION)

The Strategic Director submitted the above application for consideration.

A Ward Councillor addressed the Committee.

On a motion by Councillor Hodson and seconded by Councillor Daniel 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 02 December 2014 and listed as follows: drawing numbers 85_2014_000_01 (dated 14/10/2014) and 85_2014_000_02 revision 02 (dated 14/10/2014)
3. 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.
4. Prior to the commencement of development, detailed landscaping plans shall be submitted to and approved in writing by the Local Planning Authority. The landscaping plans shall include:
 - (i) details of boundary treatments and hard surfaces
 - (ii) the location, size and species of all trees to be planted
 - (iii) the location, size, species and density of all shrub and ground cover

planting

- (iv) details of protection measure of the trees to be retained**
- (v) a schedule of implementation**

Development shall be carried out in accordance with the approved details. The scheme for planting should be implemented within the first planting season prior to the occupation of the dwellings. The boundary treatments shall be implemented prior to the occupation of the dwellings and retained thereafter.

5. All existing trees which are not directly affected by the buildings and works hereby approved shall be clearly located and described in the required landscaping scheme. Such trees shall be retained and shall not be lopped, topped, felled, pruned, have their roots severed or be uprooted without prior approval of the Local Planning Authority. Any such tree which subsequently dies, becomes seriously diseased or has to be removed as a result of carrying out this development shall be replaced with a tree of a species and size and in such position, as the Local Planning Authority may require, in conjunction with the general landscaping required therein. Prior to the commencement of demolition/construction the trees to be retained on and adjacent to the site shall be protected by chestnut paling fences 1.5 metres high erected to the full extent of their canopies or such lesser extent as may be approved by the Local Planning Authority, the fencing to be removed only when the development (including pipelines and other underground works) has been completed; the enclosed areas shall at all times be kept clear of excavated soil, materials, contractors' plant and machinery. The existing soil levels under tree canopies shall not be altered at any time.

6. Notwithstanding the provisions of Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the buildings hereby approved.

7. Notwithstanding the provisions of Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended, (or any Order revoking or re-enacting that Order) the enlargement of the dwelling house consisting of an addition or alteration to its roof, including dormer windows, is not permitted.

8. The windows facing east (towards no.10 Hawthorn Drive) shall not be glazed otherwise than with obscured glass and top hung, opening outwards 1.7 metres above finished floor level, and thereafter be permanently retained as such.

9. 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.

126 **APP/14/01313: RIDGEWAY HIGH SCHOOL, NOCTORUM AVENUE, NOCTORUM, CH43 9EB - NEW THREE STOREY SECONDARY SCHOOL BUILDING WITH NEW SEPARATE SPORTS HALL. PROVISION OF ASSOCIATED LANDSCAPING WORKS, SPRINKLER TANK FACILITY, CAR & CYCLE PARKING, FENCING, LIGHTING AND CCTV FACILITIES. DEMOLITION OF EXISTING SCHOOL BUILDING FOLLOWING COMPLETION OF NEW SCHOOL BUILDING.**

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

A Petitioner addressed the Committee

A Representative from the Education Funding Agency addressed the Committee

A Ward Councillor addressed the Committee.

On a motion by Councillor Elderton and seconded by Councillor Kelly 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. 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. (Note: The gradients of any new road or turning area should not exceed 1:25 and those of parking or loading bays should not exceed 1:40).**
- 3. 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.**
- 4. No development shall take place until details of secure parking provision for cycles have been submitted to and approved in writing by the Local Planning**

Authority. Such provision as may be approved shall be provided before the building(s) hereby permitted is/are occupied and shall be retained permanently thereafter.

5. Within six months of the school being brought into use, a Travel Plan Shall be 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.

6. Any illumination of signs, buildings, canopies and other features of the premises shall be diffused or baffled to the satisfaction of the Local Planning Authority to prevent any spread of direct light or glare over the public highway or into neighbouring properties.

7. 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.

8. Notwithstanding the dimensions of the sports hall shown in information supporting the planning application, the sports hall and proposed multi-use games area hereby permitted shall not be constructed other than substantially in accordance with Sport England / National Governing Body Technical Design Guidance Notes "Sports halls: Design and layouts' (Sports Hall), 'Floors for indoor sports'(Sports Hall) and 'Artificial surfaces for outdoor sports' (MUGA).

9. Use of the development shall not commence until a community use agreement has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England] , and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to indoor and outdoor sports facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

10. Prior to the school being brought into use, details of the proposed

enhanced biodiversity areas, the methods of enhancement shall and the timetable for the works shall be submitted to and agreed in writing with the local Planning authority. The proposals shall be implemented in accordance with the approved details.

11. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive.

12. 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.

13. No development shall take place (including any demolition works) until a Construction Management Plan or Construction Method Statement for the demolition and/or construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved details.

Details submitted in respect of the method statement shall provide for routes for construction traffic, the provision of parking facilities for contractors and visitors during all stages of the development, hours of operation, the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials and shall provide for wheel cleaning facilities during the demolition, excavation, site preparation and construction stages of the development and/or method(s) of prevention of mud being carried onto the highway.

14. Construction of the development hereby approved shall not commence until full details of works to upgrade two bus stops on Noctorum Avenue fronting the development site have been submitted for approval in writing to the Local Planning Authority. The works shall be completed in accordance with the approved details prior to first occupation of the development hereby approved.

15. Construction of the development hereby approved shall not commence until full details of works to improve traffic signs and road markings related to school safety in the vicinity of the development site have been submitted for approval in writing to the Local Planning Authority. The works shall be completed in accordance with the

approved details prior to first occupation of the development hereby approved.

16. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 20/10/2014 and 10/12/2014 and listed as follows: KL 3171, KLC 0020, RHS-L(PL)003 B3, RHS-L(PL)007 B2, RHS-C1000 B2, RHS-A(PL)202 B2, RHS-A(PL)201 B2, RHS-A(PL)003 B2, RHS-A(PL)002 B2, RHS-A(PL)004 B2, RHS-A(PL)001 B2 , RHS-L(PL)004 B1, RHS-E-68-801 P2, RHS-E-63-301 P1, RHS-L(PL)002 B1, RHS-L(PL)001 B1, RHS-L(PL)006 B1, RHS-L(PL)005, RHS-A(PL)005 B1, RHS-A(PL)301 B1, RHS-A(PL)401 B1, LNBS0029_T01 and RHS-A(PL)203 B1

127 **APP/14/01333: GARAGE REAR OF, 18 RULLERTON ROAD, LISCARD, WIRRAL - SITE REDEVELOPMENT AND CHANGE OF USE OF A CAR MECHANICS GARAGE, AND FIRST FLOOR OFFICES TO CREATE 13 NEW RESIDENTIAL UNITS (AMENDED DESCRIPTION)**

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

A Petitioner addressed the Committee

The Agent addressed the Committee

A Ward Councillor addressed the Committee

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

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

It is considered that the scale and design of the proposed development would not relate well with neighbouring properties and the character of the surrounding area. The proposed development would result in a cramped and overdeveloped appearance that would be detrimental to the amenities of both future residents of the development and those of existing neighbouring properties resulting in inadequate outlook for the future occupants of the proposed development and will result in overlooking and loss of privacy to surrounding properties. The proposal does not provide sufficient amenity space for future residents. The proposed development is therefore contrary to Policies HS4, HS10 and HS13 of the adopted Wirral Unitary Development Plan, Supplementary Planning Document 2 (Designing for Self Contained Flat Development and Conversions) and the National Planning Policy Framework.

128 **APP/14/01351: ALDI SUPERMARKET, 9 MAY ROAD, HESWALL, CH60 5RA - INSTALLATION OF SUBSTATION**

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

On a motion by Councillor Daniel and seconded by Councillor Walsh 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 27th October 2014 and listed as follows: SP2022244 Rev 4.0 (Dated 27/03/96) & 1526NES-102 (Dated 10/10/14)
3. No development shall take place 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.

129 **APP/14/01367: NORTHWOOD EDGE, 10 LONG HEY ROAD, CALDY, CH48 1LZ - PROPOSED CONSTRUCTION OF A TWO STOREY GARAGE TO REAR GARDEN TO REPLACE AN EXISTING TIMBER GARAGE.**

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

On a motion by Councillor Brightmore and seconded by Councillor Daniel it was:

Resolved (8:3:1) 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 28th October 2014 and listed as follows: L(91)010 P1 Mar 2014,L(91)002 P1 Mar 2014, L(70)001, RA1421, P1, Mar 2014
3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting or amending that Order with or without modification), the garage hereby permitted shall not be converted to habitable accommodation nor used as a separate unit of accommodation.

4. No development shall take place 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.

130 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS
BETWEEN 08/12/2014 AND 07/01/2015**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 07/11/2014 and 07/12/2014.

Resolved – That the report be noted.
