

PLANNING COMMITTEE

Thursday, 19 February 2015

Present: Councillor A Leech (Chair)

Councillors D Realey D Elderton
P Brightmore P Hayes
M Daniel K Hodson
C Spriggs S Kelly
J Walsh P Cleary
I Williams

Deputies: Councillors W Clements (for E Boulton)

131 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 20 January 2015.

Resolved – That the minutes be approved

132 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.

133 REQUESTS FOR SITE VISITS

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

The following requests were unanimously approved:

OUT/14/00930: St Luke's Tennis Club, Charles Road, Hoylake, CH47 2AB - Proposed residential development comprising 14 dwellings

APP/14/01341: Land Adjacent to, St Peters CE Primary School, Nursery Allotment Gardens, Thurstason Road, Heswall, CH60 4SA - Proposed erection of 4 No. residential units

APP/14/01412: 38 Thurstason Road, Irby CH61 0HF - Erection of house and garage

APP/14/01532: 560 Pensby Road, Thingwall, CH61 7UE - First floor side extension with internal alterations and extension to existing dormer

APP/14/01540: Land at Hazeldene Way, Thingwall - Erection of 7 new build houses

134 **OUT/14/00930: ST LUKE'S TENNIS CLUB, CHARLES ROAD, HOYLAK, CH47 2AB - PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 14 DWELLINGS**

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

135 **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)**

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

On a motion by Councillor Hodson and seconded by Councillor Clements 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 built in accordance with the approved plans received by the Local Planning Authority on the 18th June 2014 and listed as follows 102_2014_02 dated 02.12.2014, 102_2014_01 dated 09.10.2014 and 102_2014_02 dated 09.10.2014

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. 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.

5. Prior to the first occupation of the dwellings 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. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

6. No development shall commence until details for reinstatement of all obsolete vehicle crossings to standard footway levels, tactile paving and the removal, relocation and/or renewal of any street furniture (including the removal of the existing public house cellar doors and access flaps) required as a result of the development approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until such works have been completed and laid out in accordance with approved details and shall be constructed and laid out having regard to the authority's specifications.

7. No development shall take place until a scheme of works to provide waiting restrictions at the junction of Rowson Street and Magazine Lane has been submitted to and agreed in writing by the Local Planning Authority. The development shall not be first brought into use until such works have been completed and laid out in accordance with the approved details.

136 **APP/14/01134: LAND TO THE REAR OF 9 DAWPOOL DRIVE, BROMBOROUGH, CH62 6DE - CLOSURE OF THE VEHICLE REPAIR GARAGE AND ERECTION OF 4NO. 1 BEDROOM FLATS IN A TWO STOREY BUILDING (AMENDED DESCRIPTION).**

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

A Ward Councillor addressed the Committee in support of the application

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 8th September 2014 and listed as follows: 112_2013_01 (Dated 10.09.2014)

3. No development shall 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.

4. Prior to the first occupation of the dwellings 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. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

5. 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.

6. Before the first occupation or use of the development hereby approved, the commercial garage located to the south of the proposed flats as shown on plan 112_2013_01 shall permanently cease operation.

7. The area(s) so designated 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.

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

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

A Petitioner addressed the Committee

The Applicant addressed the Committee

On a motion by Councillor Realey and seconded by Councillor Daniel 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. No development shall take place until samples of the materials to be used in the external construction of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved materials.

3. The development hereby permitted shall be carried out in accordance with the approved plans received as amended by the Local Planning Authority on 27th November 2014 and are listed as follows:

01-02-002a; 01-02-002b; 02-02-002b; 02-02-001b; 02-03-003b; 02-02-002a; 02-91-001a; 02-05-001a; 02-05-002a received by the Local Planning Authority on the 27th November 2014 and 02-05-002b received on the 12th December.

4. Before the first occupation or use of the development the access road(s) and parking areas shown on the approved plan(s) shall be completed and thereafter permanently retained for parking and manoeuvring purposes.

5. 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.

6. Prior to the first occupation of the dwellings 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. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

7. 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.

8. Before the first occupation or use of the development once the new access(es) are constructed the existing access to the site shall be permanently closed and the highway crossing and boundary shall be reinstated in accordance with details which have been submitted to and approved by the Local Planning Authority.

9. No development shall take place until a scheme for the provision of affordable housing to be provided has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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

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

A Ward Councillor addressed the Committee in objection to the application

On a motion by Councillor Realey and seconded by Councillor Spriggs 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. No development shall take place until 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.**
- 3. No development shall take place until full details of the proposed windows including materials and sections at a scale of 1:10 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 6th October 2014 and listed as follows: 23605-07; 23605-08B; and 8859/1A**
- 5. Before the development hereby permitted is first occupied the first-floor window serving Bedroom 3 on the front (north-facing) elevation, and the two existing porthole windows in the existing sandstone building, shall be glazed with obscure glass only and shall be non-opening. The windows shall be permanently maintained with obscure glazing at all times thereafter.**
- 6. No development shall take place until section drawings of floor and acoustic insulation between the first and second floors of the barn facing the main road (showing that the timber framing will remain exposed) shall be submitted to and approved in writing. The scheme shall be implemented as approved.**
- 7. No development shall take place until a full scheme of soft and hard landscaping (including boundary treatment) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of any dwelling hereby approved**
- 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. Prior to the first occupation of the dwellings 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. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.**

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

- 140 **APP/14/01389: PEGGY GADFLYS, 93 VICTORIA ROAD, NEW BRIGHTON, CH45 2JB - CHANGE OF USE FROM PUBLIC HOUSE TO HOTEL WITH RESTAURANT AND BAR WITH NEW DISABLED RAMP SIDE ACCESS**

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

On a motion by Councillor Elderton and seconded by Councillor Hayes 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 18th November 2014 and listed as follows: 143_2014_01 (Dated 05.09.2014), 143_2014_02 (Dated 05.09.2014) & 143_2014_03 (Dated 05.09.2014)

3. The bar/restaurant indicated on plan ref 143_2014_01 (Dated 05.09.2014) shall be closed between the hours 23:00 hours and 08:00 hours Monday to Saturday and 22:00 hours and 10:00 hours on Sundays and Bank Holidays.

4. No development shall take place until a scheme of works to alter the footway of Mason Street and Victoria Road has been submitted to and agreed in writing by the Local Planning Authority. The development shall not be first brought into use until such works have been completed and laid out in accordance with the approved details.

- 141 **APP/14/01412: 38 THURSTASTON ROAD, IRBY, CH61 0HF - ERECTION OF HOUSE AND GARAGE**

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

- 142 **APP/14/01445:2 REDSTONE DRIVE, HESWALL, CH60 9HH - RAISE HEIGHT OF ROOF BY 0.8M WITH REAR DORMER, EXTENSION TO EXISTING GARAGE WITH GLAZED BALUSTRADE ABOVE AND SINGLE STOREY EXTENSION TO THE REAR.**

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

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 23 January 2015 and listed as follows: Drawing No. L(91)002 and 012, Rev.P7.

- 143 **APP/14/01532: 560 PENSBY ROAD, THINGWALL, CH61 7UE - FIRST FLOOR SIDE EXTENSION WITH INTERNAL ALTERATIONS AND EXTENSION TO EXISTING DORMER**

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

- 144 **APP/14/01540: LAND AT HAZELDENE WAY, THINGWALL - ERECTION OF 7 NEW BUILD HOUSES**

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

- 145 **DLS/14/01579: LAND OFF WALLASEY BRIDGE ROAD WEST FLOAT BIRKENHEAD CH41 1EF - ERECTION OF A BUILDING FOR MANUFACTURING USE**

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

On a motion by Councillor Spriggs 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 two years from the date of this permission.

2. 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 species

3. 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.

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on (insert date) and listed as follows: P-02-001,P-02-002,P-02-P-02-003, P-03-P-001, P-03-P-002, P-03-003,P-04-S-001, P-05-001, P-27-002 and P-05-001 Rev A and P-03-P-001 Rev A received by the Planning Authority on 3rd February 2015

5. Prior to the commencement of development, details of the proposed Puffin Crossing onto Wallasey Bridge Road, the cycle/footway fronting the site, adoptable landscaping fronting the site, vehicular access onto Wallasey Bridge

Road and the proposed bus stops shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full.

- 146 **APP/14/01585: CAR PARK, ALABAMA WAY, BIRKENHEAD - THE CONSTRUCTION OF AN ON SHORE OFFICE, WAREHOUSE BUILDING AND PONTOON TO SERVE AS A MARINE OPERATIONS AND MAINTENANCE FACILITY FOR OFF SHORE PROJECTS.**

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

A Petitioner on behalf of local residents addressed the Committee

A Petitioner and local business owner addressed the Committee

A Petitioner in support of the application addressed the Committee

The Applicant addressed the Committee

A Ward Councillor addressed the Committee in objection to the application.

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

Resolved (7:6) That the application be refused on the following grounds:

The proposed development by reason of its siting, is considered would result in an unacceptable loss of amenity for the occupiers of residential development at Priory Wharf by virtue of increased noise, general disturbance and poor outlook. The proposed development, if approved, would be contrary to Policy EM6 of the adopted Wirral Unitary Development Plan.

- 147 **INSTALLATION OF METAL CABINET ON PAVEMENT TO FRONT OF 27 ROSE MOUNT, OXTON, WIRRAL**

A Report by the Strategic Director for Regeneration and Environment advised Members of an unauthorised installation of a metal cabinet on the pavement to the front of 27 Rose Mount, Oxton, Wirral.

Members were informed that the cabinet measured approximately 1 metre in height and 1 metre in width and that the installation requires planning permission as it is not permitted by any part of the General Permitted Development Order.

The Report recommended to Members that it is not expedient to take enforcement action in this instance

Resolved (12:1) – That no action be taken

- 148 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 08/01/2015 AND 05/02/2015**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 08/01/2015 and 05/02/2015.

Resolved – That the report be noted.