

# PLANNING COMMITTEE

Thursday, 19 March 2015

Present: Councillor A Leech (Chair)

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

Deputies: Councillors R Gregson (For D Realey)  
B Berry (for E Boulton)  
C Povall (For K Hodson)

## 149 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 19 February 2015.

**Resolved – That the minutes be approved**

## 150 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 Irene Williams declared a personal interest in respect of item 11 by virtue of her having taken the application out of delegation.

## 151 REQUESTS FOR SITE VISITS

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

No such requests were made.

## 152 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

## 153 OUT/14/00930 - ST LUKE'S TENNIS CLUB, CHARLES ROAD, HOYLAKE CH47 2AB - PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 14 DWELLINGS

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

A Petitioner addressed the Committee

The Applicant addressed the Committee

A Ward Councillor addressed the Committee

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

**Resolved (7:6) That the application be approved subject to the following conditions and a section 106 agreement:**

**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) Scale**
- (b) Appearance; and**
- (c) Landscaping**

**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. Before any construction commences, 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.**

**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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16th July 2014 and listed as follows: A101 Revision C**

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. No development shall commence until details for the construction of that part of the road which provides access to the site, including all signing and carriageway markings, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the access road has been constructed and laid out in accordance with approved.

154 **OUT/14/01152 - 64A STANLEY ROAD, HOYLAKE CH47 1HZ**

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

A Ward Councillor addressed the Committee.

On a motion by Councillor Walsh and seconded by Councillor Williams 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

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. 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).

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. Any subsequent application for reserved matters shall be accompanied by a full landscaping plan detailing both soft and hard landscaping.

6. The development of the site shall be carried out in accordance with the mitigation measures contained in section 8 ( recommendations) of the Ecological Scoping Survey by The Tyrer Partnership, dated 29 January 2015.

155 **APP/14/01323 - 2 SHELLEY WAY, WEST KIRBY CH48 3LQ - ERECTION OF GARDEN PAVILION**

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

A Ward Councillor addressed the Committee

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

**Resolved (9:4) That the application be refused on the following grounds:**

Having regard to its siting adjacent to the boundary with 4 Shelley Way and its raised seating area, the garden pavilion would result in an intrusive and unneighbourly form of development giving rise to over-looking and loss of privacy. The development would unacceptably impact on the amenities that the occupiers of 4 Shelley Way could expect to enjoy, contrary to Policy HS11 of the adopted Wirral Unitary Development Plan.

156 **APP/14/01341 - LAND ADJACENT TO ST PETER'S CE PRIMARY SCHOOL, NURSERY ALLOTMENT GARDENS, THURSTASTON ROAD, HESWALL CH60 4SA - PROPOSED ERECTION OF 4 NO. RESIDENTIAL UNITS**

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

A Ward Councillor addressed the Committee.

A Petitioner in objection to the application addressed the Committee

A Petitioner in support of the application addressed the Committee.

On a motion by Councillor Brightmore 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 (insert date) and listed as follows: (insert plan/drawing numbers & date)**
- 3. No development shall take place until full details of the new access arrangements, including a 2 metre wide footway, have been submitted to, and approved in writing, by the Local Planning Authority. The footway shall be constructed in accordance with the approved details and before construction of the new dwellings hereby approved is commenced. The footway shall be retained and maintained permanently thereafter.**
- 4. No development shall take place until full details of the road markings relating to school safety have been submitted to and approved in writing by the Local Planning Authority. The details shall include the amendment of the existing 'School Keep Clear' carriageway markings that extend across the proposed access to be replaced by a 'no waiting at any time' on the Thurstaston Road frontage. The approved road markings shall be completed in accordance with the approved details prior to the first occupation of the development hereby approved.**
- 5. 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.**
- 6. Prior to first occupation of the development details of a scheme for all boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.**
- 7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.**
- 8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.**
- 9. No development shall take place until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. The approved scheme shall be implemented in full in the first planting season following first occupation of the dwellings**

hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

10. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise agreed in writing by the Local Planning Authority.

11. Notwithstanding the submitted details, no development shall take place until full details of all fencing, walls, gateways and means of enclosure has been submitted to and approved by the Local Planning Authority. The fencing/walls/gateways and means of means of enclosure shall be implemented in full prior to the first occupation of the development hereby granted permission, in accordance with the details so approved, and shall be retained as such thereafter.

12. Notwithstanding the submitted details showing the site sections, no development shall take place until a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out in accordance with the approved details.

13. No development shall take place until a scheme for the disposal of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the drainage system has been constructed and completed in accordance with the approved plans.

14. 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.

15. 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.

16. 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.

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

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

A Ward Councillor addressed the Committee.

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

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

The proposed development would, by virtue of its size and layout, position within the site and its relationship with neighbouring properties, particularly 39 Martin Close, have a detrimental impact on the amenities of neighbouring properties in terms of outlook, light and privacy, resulting in a development that does not relate well to surrounding properties and an overdevelopment of the site. The proposal is therefore contrary to Policy HS4 of the adopted Wirral Unitary Development Plan.

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

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

On a motion by Councillor Brightmore 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 4 December 2014 and amended on 28 January 2015 and listed as follows: Drawing Nos.81\_2014\_01 and 02, Revision B, dated 22 January 2015.

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

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

A Ward Councillor addressed the Committee.

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

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

The proposed development would result in the loss of a number of garages currently on site and would result in an increase in demand for on-street parking within the locality. It is also considered that the number of units proposed would be likely to give rise for increased demand for on-street parking within the immediate vicinity of the site. The resulting displaced parking and additional demand would exacerbate current on-street parking congestion on adjoining and nearby residential roads, resulting in conditions that would prejudice the amenities of neighbouring residents. The proposals would therefore be contrary to Policy HS4 and TR9 of the adopted Wirral Unitary Development Plan.

160 **APP/15/00084 - LAND ADJACENT TO 13 NEW CHESTER ROAD, NEW FERRY, WIRRAL CH62 1DG - CONSTRUCTION OF THREE DOMESTIC DWELLINGS**

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 (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 3 February 2015 and listed as follows: A100/04 Revision A, A100/05 Revision A & A100/07**
- 3. Before any construction commences, samples of all materials, including design finishes, 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.**
- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory**

provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the properties unless expressly authorised.

6. 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.

7. Prior to 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.

161 **DECISIONS TAKEN UNDER DELEGATED POWERS BETWEEN 06/02/2015 AND 09/03/2015**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 06/02/2015 and 09/03/2015.

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