

PLANNING COMMITTEE

Thursday, 17 September 2015

Present: Councillor A Leech (Chair)

Councillors M Daniel E Boulton
S Foulkes P Hayes
J Walsh K Hodson
I Williams D Mitchell
D Elderton P Cleary

Deputies: Councillors T Johnson (for D Realey)
R Gregson (for P Brightmore)

69 MINUTES

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

Resolved – That the minutes be approved

70 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members 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 Steve Foulkes declared a prejudicial interest in connection with item 9 by virtue of his previous involvement with the application.

71 REQUESTS FOR SITE VISITS

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

No such requests were made.

72 APP/15/00553: RIVERSIDE HOUSE, EAST STREET, SEACOMBE, CH41 1BY - APPLICATION FOR AN ANAEROBIC DIGESTION PLANT (2.8 MWTH) COMPRISING PROCESS TANKS, ASSOCIATED EQUIPMENT AND 1.4 MILE BIOMETHANE PIPELINE.

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

A Ward Councillor addressed the Committee

It was moved by Councillor Mitchell and seconded by Councillor Cleary and

Resolved (11:2) 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 approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses**
- potential contaminants associated with those uses**
- a conceptual model of the site indicating sources, pathways and receptors**
- potentially unacceptable risks arising from contamination at the site.**

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

3. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

4. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

5. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

6. With regards to operations on site from the Anaerobic Digestion Plant Process and which are not controlled by any Environment Agency Permit, no odours shall be detectable at premises outside the site.

7. Feedstock and waste products must only enter or leave the site in closed vehicles.

8. No feedstock, waste, or any other material produced during the operation of this facility, shall be stored in the open air.

9. No development shall take place until full details of an Odour Control Management Plan has been submitted and approved in writing by the Local Planning Authority. The Odour Control Management Plan shall be implemented in accordance with the approved details and shall be maintained as such thereafter.

10. No waste, or other biodegradable material, is delivered and stored on site, and the reception building shall not operate at any time, unless fitted with an effective odour control system the details of which shall be submitted to and agreed in writing with the Local Planning authority prior to commencement on site. The approved scheme shall be implemented in full in perpetuity.

11. In the event of a failure if the odour control system the operator shall notify the Local Planning Authority in writing as soon as it practicable, and no further waste or other biodegradable material, including liquids, shall be accepted on site until such time as the odour control system is effective and agreed as such in writing by the Local Planning Authority.

12. Vehicle movements into and out of the site shall only be made during the hours of 07.00 to 18.00 hours and at no other time.

13. No development shall take place until a Construction Environment Plan has been submitted to and agreed in writing by the Local Planning Authority, The plan shall include the following details:

- **Measures to avoid creation of new transport pathways and avoid run-off/ release of pollutants and construction related debris into the River Mersey.**
- **A construction noise management and lighting scheme. Measures to clearly identify access routes for personnel and equipment and working areas on the inter tidal shoreline to minimise areas of working to protect inter tidal ecology and reduce interaction with bird species.**

14. No development shall take place until a Construction Environment Plan including construction methods, highway works associated with the installation of the gas export pipe, identification of working areas and methods to prevent disturbance to any Natura 2000 qualifying bird species during construction, waste disposal methods shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details to ensure that pollution enters the River Mersey, Mersey Narrows and North Wirral Foreshore pSPA, pRAMSAR and Mersey Estury SPA, RAMSAR site.

15. Details of materials for all external work shall be submitted to and approved by the Local Planning Authority before any work is commenced.

16. The site shall be suitably landscaped with trees/shrubs in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to commencement of any demolition/construction work on the site, such landscaping work to be completed during the first available planting season following completion of the development hereby approved and thereafter maintained to the satisfaction of the Local Planning Authority.

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

17. None of the existing trees on the site shall be removed without the prior written consent of the Local Planning Authority. Prior to the commencement of demolition/construction the trees to be retained on 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.

18. No tree felling and scrub clearance is to take place during the period 1st March to 31st August inclusive. If it is necessary to undertake works during the bird breeding season then all trees and scrub on the site are to be checked first to ensure no breeding birds are present. If present, details of how they are to be protected are required.

19. No development shall commence until full details of a scheme for the discharge of surface water drainage from the site based on sustainable drainage methods/principles has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use or first occupied until surface water drainage has been constructed and implemented in accordance with the approved scheme.

20. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 13th April and listed as follows: (PL)001 rev A (19.03.15), (PL)003 rev A (18.03.15), (PL)004 revC 918.03.15, (PL)011 revB (24.03.15), (PL)010 revB (24.03.15), 364/01/IR/105

73 **APP/15/00634: ST MARYS CE PRIMARY SCHOOL, STANLEY LANE, EASTHAM, CH62 0AQ - CONVERSION OF REDUNDANT (GRADE II LISTED) SCHOOL BUILDING TO RESIDENTIAL UNITS (4NO) AND ERECTION OF TWO NEW 3 BEDROOMED HOUSES ON FORMER PLAYGROUND AREA**

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

It was moved by Councillor Mitchell and seconded by Councillor Walsh that the application be refused on the following grounds

' the residential conversion of the school buildings would, by virtue of the external alterations and additions proposed, particularly to the front (south facing) elevation, detrimentally affect the setting and integrity of that Grade II listed building, listed for its special architectural and historical character, to the prejudice of the visual amenities of the Eastham Village Conservation Area. The proposed development is therefore contrary to policy CH1 (Development affecting listed buildings and structures), Policy CH2 (Development affecting conservation areas) and Policy CH10 (Eastham Village Conservation Area) of the Wirral Unitary Development Plan and the principles of the National Planning Policy Framework.

The motion was put and lost (5:8)

It was then moved by Councillor Daniel and seconded by Councillor Foulkes and

Resolved (8:5) 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 begin until 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.

3. The design of the foundations, for the proposed two new 3 bedroomed houses on former playground area, shall take account of the of nearby trees and must be as prescribed in appropriate guide lines (The building Regulations 1991: Approved Document A, BS 5837:2005, BRE Digests 240:1980, 298:1985 and NHBC Standards, Chapter 4.2) as a minimum standard. The foundations must be constructed to withstand any influence of existing trees with regard to future potential indirect/direct tree related building damage.

Where appropriate, the foundations should be of pile and beam construction and the ground beam must not require any greater excavation than 250mm below existing ground level.

No development shall take place until there has been submitted to and approved in writing by the local planning authority technical details of the proposed foundations to include their dimension in relation to existing ground levels.

4. No works or development shall take place until a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include:

A. the details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.

B. a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

C. a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.

An arboricultural method statement (section 6 BS 5837) containing;

D. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the

duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

E. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).

F. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).

G. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).

H. the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.

I. the details of any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

J. the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).

K. the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

L. the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.

M. the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).

N. the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).

O. the timing of the various phases of the works or development in the context of the tree protection measures.

5. 21 days before any development is commenced resulting in any alteration of existing ground levels, demolition or alteration of the structure, written notice shall be given to the local planning authority whereupon the local planning authority, within 21 days of receipt of such notice, shall specify in writing to the developer which persons authorised by the local planning authority shall be allowed access to the site to inspect tree protection measures and construction of driveways / access near trees, for the purpose of arboricultural investigation.

6. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 12th May 2015 and 31st July 2015, listed as follows: 14055-106-B (dated 09.07.15); 14055-114 (dated 24.4.15); 14055-112 (dated 24.4.15); 14055-111 (dated 24.4.15); 14055-110 (dated 24.4.15); 14055-107 (dated 24.4.15); 14055-108 (dated 24.4.15); 14055-109 (dated 24.4.15); 14055-113 (dated 24.4.15); 14055-003 (dated 09.10.14); 14055-002A (dated 09.10.14); 14055-005 (dated 09.10.14) and 14055-006 (dated 09.10.14)

7. 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.

8. 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.

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.

10. 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.

11. 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.

12. Prior to the commencement of development details of the sandstone wall to be rebuilt shall be submitted to the Local Planning Authority at a scale of 1:20 and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full.

74 **APP/15/00662:1 MELLOR ROAD, PRENTON,WIRRAL - CONVERSION OF HOUSE INTO 5 FLATS INCLUDING GROUND AND FIRST FLOOR EXTENSIONS**

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

A Ward Councillor addressed the Committee

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

Resolved (6:5 with two abstentions) 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 24th July 2015

and listed as follows: 23_2015_01 Revision A

3. No development shall take place until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

4. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

75 **APP/15/00685: LAND NORTH OF OLD CROFT, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ - REPLACEMENT OF EXISTING BUILDINGS WITH NEW STABLE AND STORAGE/WORKSHOP BUILDINGS**

Councillor J Walsh was not present for consideration of this item

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

On a motion by Councillor Elderton and seconded by Councillor Mitchell 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 28 July 2015 and 12 August 2015 and listed as follows: CL1586-0714 2 1/2 and 2/2 Rev 2

3. No development shall take place until samples of the roofing and facing 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 first occupation or use of the development, 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

6. The workshop and store hereby approved shall only be used in association with the stables as ancillary to the main equestrian use of the land and for no other purpose.

76 **APP/15/00694: 20 DEVONSHIRE ROAD, OXTON, WIRRAL, CH43 1TW - CONVERSION OF BASEMENT TO A TWO BEDROOM FLAT**

Councillor J Walsh was not present for consideration of this item.

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

On a motion by Councillor Mitchell and seconded by Councillor Hodson 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 14th May 2015 and listed as follows :-191_2014_01

77 **DLS/15/00800: INGLEBOROUGH ROAD, TRANMERE, CH42 6RD - RESERVED MATTERS APPLICATION FOR RESIDENTIAL DEVELOPMENT**

Having previously declared a prejudicial interest in respect of this item, Councillor S Foulkes left the meeting during consideration of this item.

On a motion by Councillor Mitchell 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 or two years from the date of the approval of the last of the reserved matters, whichever is the later.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 10 June 2015 and the 7 September 2015 and listed as follows:

BHNW107/01 Rev F dated 22.01.14, BHNW107/01/M Rev A dated 02.09.14, BHNW107/01/F Rev A dated 19.05.15, BH/WL/SD/FD051, BH/WL/SD/FD001, BH/WL/SD/FD014 BH/WL/SD/FD035, LDS344-01Rev B dated May 015, BHNW107/01 Revision F received 7 September 2015

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.

78 **APP/15/00814: LAND AT BIDSTON VILLAGE ROAD, BIDSTON, CH43 7QT - 26NO. EXTRA CARE APARTMENT SCHEME (C2 USE CLASS) INCLUDING COMMUNAL LIVING, DINING AND LEISURE SPACES, STAFF FACILITIES AND CAR PARKING AREA.**

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

A Petitioner addressed the Committee

The Agent addressed the Committee

On a motion by Councillor Foulkes and seconded by Councillor Johnson it was:

Resolved (12:1) That the application be approved subject to the following conditions:

1. 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.

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

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 4th September 2015 and listed as follows: 11-094-100 Rev A (Dated 06.2015), 11-094-150 Rev D (Dated 09.2015), 11-094-165 Rev B (Dated 09.2015), 11-094-110 Rev F (Dated 09.2015), 11-094-123 Rev B (Dated 06.2015), 11-094-122 Rev B (Dated 06.2015), 11-094-121 Rev C (Dated 06.2015) and 11-094-120 Rev D (Dated 09.2015)

4. Before the development hereby permitted is first commenced, 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 plan(s). The development shall be carried out in accordance with the approved details and retained as such thereafter.

5. No development shall take place until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

6. Prior to the commencement of development, an archaeological desk based assessment for the site shall be submitted to and approved in writing by the Local Planning Authority. This must be undertaken by a professionally qualified archaeologist who is a member of the Institute of Archaeologists at Practitioner grade or above. The approved programme of works shall subsequently be implemented prior to commencement of development and where appropriate, completed in accordance with the approved details. The programme shall include written schemes of investigation for evaluation and watching briefs.

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. 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.

9. No development shall take place until 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.

10. Notwithstanding any indication on the approved plans, no development

approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into the existing foul or combined public sewerage systems. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 20l/s. The development shall be completed, maintained and managed in accordance with the approved details.

79 **APP/15/00824:1 BORDER ROAD, BARNSTON, CH60 2TN - AMENDMENTS TO APPROVED SCHEME APP/13/01595 - BOUNDARY WALL, GATES, CONSERVATORY, JULIET BALCONY AND ADJUSTMENTS TO EXISTING DROP KERB**

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 (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 25th June 2015 and listed as follows: 146_2013_01 ref G (Dated 24.04.2015) & 146_2013_02 ref F (Dated 24.04.2015)
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. 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.

5. No occupation or use of the development shall take place until the first floor side windows in the side elevation facing 7 Chalkwell Drive and the first floor side window facing 1 Border Road have been glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

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 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.

8. No development shall take place until 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 for each of the dwellings hereby approved as and when they are completed and before each relevant dwelling is first occupied. Development shall be carried out in accordance with the approved details and retained as such thereafter.

80 **APP/15/00828: THE COLLINGWOOD, 19 BLACK HORSE HILL, WEST KIRBY, CH48 6DS - PROPOSED SINGLE STOREY REAR EXTENSION, REPOSITIONING OF RETAINING WALL TO BEER GARDEN AND REPLACEMENT OF SMALL WINDOW TO LARGER WINDOW TO FRONT ELEVATION**

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

A Ward Councillor addressed the Committee

The Environmental Health Office responded to questions from Members regarding complaints from local residents concerning levels of noise and disturbance. The Committee heard that there is a history of complaints linked with the premises, particularly relating to noise and disturbance.

Some discussion was had by Members over the need for the installation of self closing doors at the rear of the establishment to minimise noise disturbance in the neighbourhood and it was agreed that a further condition be imposed upon the application to enforce this.

On a motion by Councillor Elderton and seconded by Councillor Mitchell it was

Resolved (13:0) That the application be approved subject to the additional condition and 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 June 2015 and listed as follows: PL.1511.002 (Dated 25.05.2015)**
- 3. No music or amplified voices shall be played on the outside terrace area.**
- 4. All external lights shall be fixed and adjusted so as not to cause nuisance to neighbouring properties.**
- 5. No development shall take place until a scheme of works for noise attenuation, including a mechanism to ensure all doors on the rear elevation self-close immediately after use, has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed prior to the development being first brought into use and shall be maintained in accordance with the approved details at all times thereafter.**

81 **APP/15/00882: NORTH WIRRAL BRICKWORKS, CARR LANE, MORETON, WIRRAL, CH46 5NB - VARIATION OF 28 OF APPEAL APPROVAL REF APP/W4325/A/12/2177106 IN ORDER TO SUBMIT DETAILS OF THE RESTORATION AND AFTER CARE SCHEME TO BE SUBMITTED NO LATER THAN 31ST OF MARCH 2016**

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

On a motion by Councillor Mitchell and seconded by Councillor Foulkes it was:

Resolved (12:1) That the application be approved subject to the following conditions:

- 1. The winning and working of mineral shall cease not later than 21st February 2042.**

2. No vehicles, plant or equipment shall be parked or stored on the site except those belonging to member of staff or associated with brick making, clay excavation, restoration operations or aftercare operations on the site.

3. All vehicles used for the transportation of clay from any part of the site to the on the brick manufacturing factory shall use internal site roads only and clay intended for that factory shall not be transported outside the site.

4. Access to and from the site for all purposes connected with the winning and working of minerals, including restoration and operations and the removal of clay from the site shall be directly from Birkenhead Road only.

5. Within six months of the date on which the new conditions are finally determined in accordance with the provisions in Section 22 and Schedule 2 of the Planning and Compensation Act 1991, a notice board shall be erected at the site entrance with Birkenhead Road, indicating the name and telephone number of the operating company and representative of the operators. The notice board shall be maintained in sound and legible condition throughout the period of working, restoration and aftercare.

6. Water from the site shall be discharged into approved settlement ponds before discharging into any ditch, stream, watercourse or culvert outside the site. From the commencement of the development until restoration of the site, mud and silt must be removed from the settlement ponds to avoid reducing their capacity for retaining water.

Facilities shall be made available in order to provide extra treatment where necessary (e.g. addition of coagulant) and shall be used so that any discolouring effect of the discharges is controlled to a level acceptable to the mineral planning authority.

Upon cessation of mineral extraction, all settlement ponds shall be emptied and filled with dry, inert material of a type to be agreed beforehand in writing by the mineral planning authority unless ponds are to be retained as part of the approved restoration scheme for the site.

7. Before any further winning and working of minerals takes place, the signs shown on submitted drawing 000/003/A2C concerning directions for vehicular traffic shall be erected and shall be retained until the completion of restoration of the site. Details of the size of the signs shall be submitted to and approved in writing by the mineral planning authority before they are erected. Letters in the sign shall have a minimum height of 50mm and the signs shall contain a border around the outside of the works of 75mm minimum width. Sign shall be erected less than 1m above ground level and shall not exceed a total height of 2.5m above ground level.

8. A minimum of 8m of unexcavated land shall be left undisturbed around the perimeter of the site where it adjoins:

(a) Carr Lane and

(b) Any areas of land that have not been the subject of mineral extraction

9. A minimum distance of 50m shall be maintained between any dwelling and the nearest mineral extraction area.

10. The minimum depth of extraction shall be 12m bellow ordnance datum, as indicated on the applicant submitted plan No 333/109.

11. Parking, loading and unloading shall only take place in the areas referred to in the submitted drawing no. 000/003/A2C.

12. Notwithstanding Part 19 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking that Order), planning permission shall be required under Part III of the Town and Country Planning Act 1990 for the erection or re-siting of any building, plant or machinery or structure or erection of the nature of plant and machinery.

13. Stockpiles of minerals shall not be located within areas 10,11 and 12 as shown in submitted plan 000/003/A2C and any stockpiles shall be no higher than the nearest unexcavated land or perimeter screen mounds if the stockpiles are closer to such mounds. For the avoidance of doubt, the term mineral in the context of this condition excludes top soil or subsoil.

14. No top soil or sub soil shall be removed from the site.

15. Save for pumping operations which may be necessary in connection with operations required by condition 6 operations authorised by the planning permission and this determination, including the movement of heavy vehicles and plant entering and leaving the site shall be restricted to the following periods:-

07.00 to 19.00 hours Monday to Fridays

07.00 to 17.30 hours Saturdays

No operations or maintenance, servicing and testing of plant and vehicles shall take place outside these hours or on Sundays or Public Holidays except with the prior written approval of the mineral planning authority.

16. No landscape earthwork's authorised by this determination within 8m of the site perimeter shall be carried out except between the hours of 08.30 and 17.00 Mondays to Fridays inclusive, unless otherwise agreed in writing with the mineral planning authority. No landscape, earthwork's shall take place on Saturdays, Sundays, Bank or Public Holidays.

17. The base of all storage mounds shall be located a minimum distance of four metres away from any existing hedge or tree on the perimeter of the site.

18. Existing wheel cleaning equipment shall be maintained and shall remain positioned in its existing location shown on Working Plan No 000/003/A2C.

19. All heavy goods vehicles leaving the site shall have their wheels cleaned by the equipment referred to in condition 18 or such other equipment as may be approved by the mineral planning authority.

20. At all times when the site is operational, a water bowser or similar for the suppression of dust on all internal roads and areas crossed by heavy goods vehicles and plant shall be available within the site and shall be kept in full working order. The equipment shall be used as may be necessary to water areas within the site, so as to prevent the raising of dust.

21. Any existing internal roads shall be maintained and kept suitably hard surfaced with quarried limestone, brick hardcore, furnace slag, crushed concrete, tarmac or other materials agreed beforehand in writing with the mineral planning Authority. Any new internal roads shall be similarly treated before they are brought into use.

22. Noise levels from soil replacement or baffle mound formation, shall not exceed 70 dBL Aeq (1 hour) (freefield) measured at 1 metre from the facade of any house. Such operations shall not exceed a total of 8 weeks in any 12 month period and shall only take place between 08.30 and 17.00 hours Monday to Friday.

23. Other than those operations and restrictions referred to in condition 22 noise from the operations and any associated activities shall not exceed the following level when measured at 1 metre from the facade of any house:-

**55 dBL Aeq (1 hour) (freefield) between
08.00 and 19.00 hours Mondays to Fridays and
08.00 and 13.00 hours Saturday**

24. Between 06.30 and 08.00hrs and between 19.00 and 19.30 hours Monday to Friday and on Saturday between 06.30 and 08.00 hrs and between 13.00 and 17.30 hrs noise from the operations and any associated activities shall not exceed the following(measured as 1 hour Leq):-

- a) 47 dBA at the nearest house in Cardus Close.**
- b) 53 dBA at any point 30 metres to the east of the site boundary to the north of the brickwork buildings.**
- c) 48 dBA at the nearest house in Barn Hey Crescent.**

25. All hedges and trees on the perimeter of the site shall be retained.

26. Stockpiles consisting solely of subsoil shall not exceed 4 metres in height.

27. Top soil and subsoil shall not be stored in the same stockpile except in the following circumstances:-

a) the stockpile shall be no more than 4 metres in height.

b) only subsoil shall occupy the bottom 2 metres of any such stockpile.

c) any topsoil shall be stored separately from and above the subsoil.

d) before the placement of any topsoil on the subsoil comprising any stockpile the mineral planning authority shall be given at least 14 days' notice in writing to enable it to inspect the stockpile.

28. By no later than the 31st March 2016 restoration and aftercare schemes shall be submitted to the mineral planning authority for its approval in writing. If schemes have not been submitted by this specified date the winning and working of mineral from the site shall cease until such time as schemes have been submitted. If schemes have not been approved by the mineral planning authority within six months of them having been submitted the winning and working of minerals shall cease unless and until an appeal against such failure to approve has been made to the Secretary of State and unless that appeal is still current and undecided. In such an eventuality the winning and working of minerals shall cease if the appeal is dismissed and it shall not recommence until schemes have been approved, except if the date of 31st March 2016 has not passed in which circumstance, the mineral extraction activity may continue until that date.

29. The restoration scheme referred to in condition 28 shall be carried out and completed within 2 years of the cessation of working or such other period as may be approved in writing by the mineral planning authority during consideration of the restoration scheme referred to in condition 28.

30. The restoration scheme referred to in condition 27 shall provide for the restoration of the whole of the area subject to the scheme and shall include the following:-

(a) final levels and gradients in the form of contour lines on which the final restoration and after use shall take place.

(b) locations and depths of any water areas which may form part of the final restored site.

(c) details of the use of soils and soil making materials, depth and nature of topsoil and subsoil and handling methods for soil movement.

(d) details of the type of vegetation including numbers of species of trees, shrubs and other plants and grass and hedgerow seed mixes) over all areas not to be

permanent water features

(e) details of the after use of all parts of the site.

(f) the location and composition of any hedges and the location and type of any fences,

(g) the soiling of alt areas which are not designed to be permanent water areas,

(h) preparation of the land for cultivation.

(i) details of the measures to be taken to protect any water areas designed to form part of the restored site from pollution by any existing waste material that has previously been deposited on the site of this application.

31. Except in the circumstances set out in condition 30 topsoil shall be stored in a stockpile separate from any other material and stockpiles shall not exceed 2 metres in height.

32. The surface of any subsoil, topsoil or subsoil/topsoil stockpiles shall be seeded with a leguminous seed mixture, details of which shall be submitted to and agreed in writing by the Mineral Planning Authority before the formation of any stockpiles. Seeding shall take place within six months of deposition of the stockpile to the satisfaction of the Mineral Planning Authority.

33. The soil stockpiles shall only be located in the areas indicated on drawing no. 000/003/A2C and shall have side slopes no steeper than 1 in 1.

34. Plant and vehicles shall not cross or rest on areas of deposited topsoil or subsoil except for the purpose of working the soil in accordance with the aftercare plan.

35. The movement of topsoil and subsoil shall only be carried out when the material to be moved is sufficiently dry to minimise structural damage and only in dry weather conditions and in any event only between April and September.

36. For the purposes of this determination the permanent cessation of the winning and working of minerals shall mean not carrying out any mineral extraction for a period of 10 years from any location within the areas subject to the determination of conditions in applications IDDOC/95/6338/D and EADOC/97/6665/D.

37. Without prejudice to the requirements of conditions 26 and 27 in the event that the winning and working of minerals permanently ceases before the date specified in condition 1 without the full depth of mineral having been excavated, schemes of restoration and aftercare, which shall include the matters referred to in conditions 28 and 38, shall be submitted within 12 months of permanent cessation for the written approval of the mineral planning authority. Within 2 years of the written approval of the schemes by the mineral planning authority or any schemes which are approved on appeal by the Secretary of State or imposed by the mineral planning authority (or such other period as may be approved in writing by the mineral planning authority) the whole site shall be restored in accordance with the approved or imposed scheme.

In the event of schemes being submitted to but not approved by the mineral planning authority and where no appeal is made against such non-approval the mineral planning authority shall impose schemes. After use of the site in accordance with the approved or imposed scheme shall take place immediately following completion of restoration.

38. The restoration and aftercare schemes referred to in conditions 26 and 37 shall include details of the management of restored soils; (including fertiliser type, rates, method and timing of application); planting and maintenance of vegetation and drainage patterns for a five year aftercare period; provision of a proper means of surface water and soil drainage; a programme of work.

39. Restoration of the site shall not involve the use of any imported controlled waste other than that which is already on the site and not the subject of the enforcement notice issued on 2nd November 1989 nor shall it involve the filling of any existing or future voids with controlled waste already on the site, unless a separate planning permission is granted for such operations. For the avoidance of doubt, in this context 'the site' means the area subject of this application - i.e. the areas subject of Interim Development Order permission no. 6663.

40. Details of the type and amount of any imported materials to be used in the restoration of the site shall be provided as part of any restoration scheme. For the avoidance of doubt, (i) such materials cannot include any controlled waste (see condition 39) and (ii) "restoration" has the meaning given to the word in Minerals Planning Guidance (MPG) 14 paragraph 115

41. All soil materials used for restoration shall be free of stones greater than 150mm diameter and other deleterious materials.

42. No further work shall take place nor shall any vehicle, plant or equipment enter or be placed or allowed to remain on an area after it has been restored without the prior written agreement of the Mineral Planning Authority unless it is needed in connection with the maintenance of the area or the approved after use.

43. All plant associated with the excavation of clay shall be removed from the site on completion of day extraction, unless it is required for the restoration of the site.

44. The approved aftercare scheme(s) shall be implemented immediately following the completion of the relevant restoration scheme.

45. Unless previously agreed in writing by the Mineral Planning Authority, upon permanent cessation of mineral extraction all haul roads/access roads/areas of hard standing created in connection with the development subject of Interim Development Order permission no. 6663 and this determination shall be broken up and removed

from the site and the land restored in accordance with the approved scheme(s).

46. For the avoidance of doubt with the exception of the extraction depth referred to in Condition 10 none of the proposals contained in the submitted plans 333/101 to 125 or the submitted reports entitled 'Quality Assessment of Land Use, Restoration and After use Proposals', 'Carr Lane Wildlife Reserve and Community Woodland Management Plan1 or the document attached to Cass Associates letters of 27th January 1995 are approved for the purposes of this determination.

47. All mobile fuel tanks shall incorporate an inner fuel holding tank and an outer bund tank of capacity at least equal to 110% of the inner tank. All filling points, vents, gauges and sight glasses shall be located within the bund. Oils, chemicals and greases shall be placed in a secure store and kept within the manufacturer's container.

48. This determination relates to the area granted permission under the interim development order permission no. 6663 on 8th July 1947, this area being edged red on the plan endorsed 'approved' with Hoylake Urban District Council's stamp. In so far as it refers to the area subject of the interim development order permission, plan no. 000/003/A2C shall form part of this determination.

49. Within six months of the date of this determination, or within six months of the recommencement of mineral extraction operations whichever is later a scheme for the disposal of all surface, ground and foul water arising within the site shall be submitted to, and for the approval of, the Mineral Planning Authority. Such a scheme shall be designed so as to avoid the contamination of surface and ground waters outside the site, and shall include details of the design and capacity of all settling ponds, drains, outfalls and sluices.

50. Within six months of the date of this determination, or within six months of the recommencement of mineral extraction operations whichever is later a scheme for the monitoring of surface water flow and quality from the site shall be submitted to, and for the approval of, the Mineral Planning Authority. Such a scheme shall include details of the measurements to be taken, and the frequency of monitoring.

51. Within six months of the date of this determination, or within six months of the recommencement of mineral extraction operations whichever is later a scheme for the monitoring of ground water levels and quality shall be submitted to, for the approval of, the Mineral Planning Authority. Such a scheme shall include:

- a. the locations of monitoring boreholes along the northern margins of Areas 2 and 10, and within Area 1, as shown on Drawing 000/003/A2C;
- b the measurements to be taken and the frequency of monitoring.

52. The drainage scheme approved under Condition 49 above shall be implemented within one month of its approval, and maintained throughout the operation of the site, unless revised proposals are approved in writing by the Mineral Planning Authority under condition 55 below.

53. Notwithstanding the generality of Condition 52 above, the details of final restoration of any part of the site required by Conditions 26 and 27 shall include provision for any necessary amendments to the drainage scheme which arise as the site is restored.

54. The surface and ground water monitoring schemes approved under Condition 50 and 51 above shall be implemented throughout the operation of the site, unless otherwise agreed in writing beforehand by the Mineral Planning Authority. The results of the monitoring schemes shall be submitted to the Mineral Planning Authority within twenty eight days of each measurement being carried out

55. In the event that the results of the ground water and surface water monitoring schemes approved under Conditions 50 and 51 above indicate that the operation of the site is likely to harm the nature conservation interests of the nearby Meols Meadow SSSI due to the quantity of water disposed of, then:

- a. a revised drainage scheme shall be submitted to the Mineral Planning Authority to replace the scheme approved under Condition 49 above; and**
- b. the revised drainage scheme shall be implemented within one month of its approval in writing by the Mineral Planning Authority.**

56. Within six months of the date of this determination, or before excavation proceeds below Om. Ordnance Datum (whichever the sooner) the applicant shall submit records of boreholes constructed and logged in accordance with BS5930, at not more than 150metres spacing around the periphery of the proposed clay extraction area (unless revised proposals are approved in writing by the Mineral Planning Authority) in order to prove the nature of the ground and the groundwater conditions therein.

The depth of these boreholes shall be adequate to provide the information necessary to carry out geotechnical analysis demonstrating stability of the base and sides of the proposed excavation.

Piezometers shall be installed in all individual sand and gravel or sandstone layers encountered in such boreholes, and the sections of open borehole between the piezometers shall be sealed to prevent leakage of water between geological layers unless revised proposals are approved in writing by the Mineral Planning Authority.

57. Once installed, the piezometers shall be protected against damage or interference and subject to monthly water level monitoring to be submitted to the Mineral Planning Authority within 15 weeks of each set of readings, unless revised proposals are approved in writing by the Mineral Planning Authority. If any of the monitoring

piezometers is lost or damaged rendering it inoperable, it must be replaced within ten weeks of the damage or loss.

58. No waste or restoration materials other than topsoil or subsoil in accordance with the Interdepartmental Committee on the Redevelopment of Contaminated Land Guidelines 59/83 for Parks, Playing Fields and Open Space shall be imported to the site until a restoration scheme has been agreed with the Mineral Planning Authority.

59. No restoration scheme shall incorporate a water body with a top water level above the base of the existing waste deposits in or beneath the adjoining land affected by the Enforcement Notice referred to on drawing 333/109 unless hydraulic isolation from those wastes can be demonstrated to the written satisfaction of the mineral planning authority as advised by the Environment Agency.

60. There shall be no deposit of waste or restoration materials direct into Controlled Waters and controlled waste or leachate from it must not come into contact with groundwater, unless hydraulic isolation from those waters can be demonstrated to the written satisfaction of the Mineral Planning Authority as advised by the Environment Agency.

82 **APP/15/00893:10 BANKS ROAD, HESWALL, CH60 9JS - PROPOSAL OF A COMMUNITY SHOP (A1) TO REPLACE EXISTING GARAGE BUILDINGS TOGETHER WITH TEMPORARY STRUCTURES IN ADJOINING LAND FOR RECREATION AND TOURIST/VISITORS.**

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

On a motion by Councillor Elderton and seconded by Councillor Daniel 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 22 June 2015 and listed as follows: Drawing numbers FGA.15.009_001,15.009_002, 15.009_99, 15.009_104 Rev B and 15.009_101 Rev A as amended dated 19.8.15
3. The premises including the outdoor recreation area and temporary servery shall not be open to the public and no work or associated activities including deliveries/loading/unloading/servicing shall be carried out on the premises before 08.00 hours or after 18.00 hours

4. Prior to the commencement of development a scheme of odour control for any proposed kitchen extraction equipment and any other external air handling/conditioning/refrigeration units shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and shall be retained as such thereafter.

5. No development shall be commenced until full details of a 2 metre high close boarded acoustic fence to be installed around the perimeter of the site, except for the side fronting onto Banks Road, has been submitted to and approved in writing by the Local Planning Authority. The approved fence shall be implemented in full prior to the first use of the development and shall be retained as such thereafter.

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 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.

8. No development shall take place until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

9. The site and premises shall be used as a community shop only, as outlined in the application and supporting information, and for no other purpose (including any other purpose in Class A1 of the Town and Country Planning (Use Classes Order) 1987 (as amended or in any provisions equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

10. The development shall be carried out in accordance with the approved plans and at no time shall there be any amalgamation or sub-division of the development hereby approved nor shall there be any enlargement by way of extension, installation of mezzanine floor or other alteration to any building the subject of this permission without express planning permission first having been obtained. The total gross retail shop floor area, measured internally, shall not exceed 25 square metres.

83 **APP/15/00902: 83 SAUGHALL MASSIE LANE, UPTON, CH49 6LZ -
CONVERSION OF CURRENT OUTBUILDING INTO A SEPARATE SELF-
CONTAINED DWELLING**

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

On a motion by Councillor Hodson and seconded by Councillor Daniel and

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 28 July 2015 and listed as follows: 002-Proposed Details**

- 3. The ground floor window(s) within the north elevation shall not be glazed otherwise than with obscured glass and non-opening up to 1.7 metres from the internal finished floor level and thereafter be permanently retained as such.**

84 **PROPOSED PUBLIC CONSULTATION ON THE LOCAL LISTED BUILDING
CONSENT ORDER FOR RESIDENTIAL HOUSES THAT ARE GRADE II
LISTED IN PORT SUNLIGHT VILLAGE CONSERVATION AREA**

A Report by the Strategic Director of Regeneration and Environment outlined proposals for a public consultation on the local listed building consent order (LLBCO) for residential houses that are grade II listed in Port Sunlight village conservation area.

Members heard that LLBCOs were introduced through the Enterprise and Regulatory Reform Act 2013 which gave local planning authorities powers to make Legal Orders granting general listed building consent for certain alterations (but no demolition) to specified listed buildings.

Members were informed that the Council were working in partnership with Port Sunlight Village Trust and Historic England and were proposing to introduce a LLBCO within Port Sunlight Village Conservation. The proposed LLBCO would allow authorise consent for the replacement of inappropriate or deteriorated rear doors, rear yard gates and rear window and would allow for the installation of a satellite dish or the reallocation of an unauthorised satellite dish.

A summary of consented works subject to conditions were set out in the report together with a justification for the order.

The proposed consultation process was also set out in the report and it was explained that the Council would consult with Historic England and all residents living in Port Sunlight Conservation Area inviting them to make comments on the draft order. Members heard how there would be a 5 week public consultation period from 21st September to the 25th October 2015. There would also be two drop in sessions held in Lyceum, Port Sunlight Village, Wednesday 7th October 1:00- 3:00pm and Thursday 22nd October, 5:30 -7:30pm where information would be displayed and an opportunity would be had for questions to be asked and answered.

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

Resolved (13:0): That the Committee supports and authorises the commencement of a 5 week consultation exercise to facilitate the adoption of the Local Listed Building Consent Order for residential properties in Port Sunlight Village Conservation Area.

85 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 10/08/2015 AND 06/09/2015**

The Strategic Director for Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 10/08/2015 and 06/09/2015.

Resolved – That the report be noted.