

PLANNING COMMITTEE

Wednesday, 20 April 2016

<u>Present:</u>	Councillor	A Leech (Chair)	
	Councillors	D Realey P Brightmore T Johnson J Walsh I Williams	D Elderton E Boulton K Hodson D Mitchell P Cleary
<u>Deputies:</u>	Councillors	C Muspratt (for S Foulkes) G Watt (for P Hayes)	

178 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 17 March 2016.

Resolved – That the minutes be approved.

179 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

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

No such declarations were made.

180 REQUESTS FOR SITE VISITS

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

The following requests were unanimously approved:

APP/15/01507: Land to the East side of Kinloss Road, Greasby - Erection of 2no. residential apartment blocks with a total number of 19 apartments, with associated landscaping and car parking (100% affordable housing) - amended car parking layout

APP/16/00135: 32 Beryl Road, Noctorum, CH43 9RT - Retrospective consent for a front boundary wall with proposed external visual changes and reduced height.

181 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

- 182 **OUT/15/00709: DALE END, 178 BARNSTON ROAD, BARNSTON, CH61 1AR PROPOSAL: AMENDED APPLICATION (RESUBMISSION OF OUT//14/00730) FOR TWO NEW DETACHED DWELLINGS AND RETENTION OF THE EXISTING GARAGE (OUTLINE APPLICATION WITH SOME MATTERS RESERVED).**

The Assistant Chief Executive submitted the above application for consideration.

A Ward Councillor addressed the Committee

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

Resolved (11:1: with one abstention) –That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

2. No development shall commence on site until details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority within three years from the date of this permission.

(a) The scale of the development;

(b) The external appearance of the development; and

(c) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

3. 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.

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.

The detailed landscaping plans shall include:

- (i) details of boundary treatments and hard surfaces**
- (ii) the location, size and species of all trees to be planted**
- (iii) the location, size, species and density of all shrub and ground cover planting**

(iv) a schedule of implementation

5. No development shall take place before details of the proposed finished floor levels; ridge and eaves heights of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of neighbouring property. The development shall be carried out as approved.

6. 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 [include those that are pertinent]:

- A. 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.**
- B. written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.**

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

- C. 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.

- D. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).
- E. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).
- F. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).
- G. 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.
- H. 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).
- I. the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction (section 7.4 BS 5837)
- J. 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.
- K. 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.
- L. 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).
- M. the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).
- N. the timing of the various phases of the works or development in the context of the tree protection measures.

7. Prior to the commencement of site clearance, demolition, storage of plant (non-tree related), materials, machinery, including site huts and WCs, Tree Protection Barriers shall be installed immediately following tree works and Barriers shall conform to the specification within the method statement. The Tree Protection Barriers and Ground Protection shall not be removed, breached or altered without prior written authorisation from the local planning authority or client arboriculturist, but shall remain in a functional condition throughout the entire development, until all development related machinery and materials have been removed from site. If such protection measures are damaged beyond effective functioning then works that may compromise the

protection of trees shall cease until the protection can be repaired or replaced with a specification that shall provide a similar degree of protection.

The tree protection measures shall not be dismantled until all construction related machinery and materials have been removed from site and not without written authorisation from the local planning authority or client arboriculturist. Once authorisation has been given the protection measures can be removed by hand and transported off site. During which time, no machinery or vehicles shall enter the area previously protected. No excavations, storage of materials, soil stripping, the raising or lowering of levels or the laying of hard surfacing without prior approval of the arboricultural consultant and / or the local planning authority. Any issues regarding tree protection should be agreed and implemented prior to commencement of development.

8. The following activities must not be carried out under any circumstances:

- a. No fires to be lit within 20 metres of existing trees and shrubs to be retained.
- b. Storage of removed topsoil should be located outside of the Root Protection Areas of retained trees and away from those parts of the site allocated for soft landscaping.
- c. No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
- d. No builder's debris or other materials to be stored within the Root Protection Areas.
- e. No mixing of cement, associate additives, chemicals, fuels, tar and other oil based liquids and powders shall occur within 10 metres of any tree Root Protection Area. A dedicated washout area shall be a used and located not within 10 metres of any Root Protection
- f. No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the LPA.
- g. No excavations, trenches, stripping, cultivation with a rotavator or changes in surface level to occur within the Root Protection Area, unless authorised.

9. The design of the vehicular access and parking areas, shall take account of all trees situated on or off site and must be in line with appropriate guide lines (BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations and Arboricultural Advisory and Information Service, Practice Note 'Driveways Close to Trees 1996'). The driveway / parking areas, which are within 4 m of existing trees, must be constructed utilising minimum excavation techniques incorporating appropriate surfaces to avoid damage to trees and to withstand any influence of existing trees with regard to future potential indirect/direct tree related damage. 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 driveway / parking, which are within 4m of existing trees, to include their dimensions (in relation to existing ground levels), specifications (materials) and when they are to be constructed in relation to other development works.

10. Notwithstanding the approved plans the existing gate post and fence/railing as indicated on ADXiV34 PL02A shall be deleted from the scheme to the satisfaction of the Local Planning Authority prior to first occupation of the development hereby approved. The approved scheme shall be implemented in full and retained as such thereafter.

11. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 2nd June 2015 and listed as follows: ADXiV34 PL02A and ADXiV34 PL05A

12. No development shall commence until full details of a scheme for a sustainable drainage system¹ to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement have been submitted to and approved in writing by the Local Planning Authority in consultation with Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

13. 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.

14. Full details of the arrangements for the storage and disposal of refuse within the curtilage of the site and vehicle access thereto, shall be submitted as part of the application for reserved matter for consideration by the Local Planning Authority.

15. The detached outbuilding approved under planning consent APP/2005/7902/D shall only be used by the occupants of unit 2 as indicated on the proposed site plan ADXiV34 PL05A for their own enjoyment. The outbuilding shall not be used as a separate unit of living accommodation.

The Assistant Chief Executive 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 begun before the expiration of 3 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 07 December 2015 and listed as follows: 01, 02, 03, 04 and Site Location Plan**
- 3. Within three months of the date of this approval the parking area shown on plan No. 03 shall be consolidated, surfaced and laid out and shall be maintained and remain available for this use at all times thereafter.**
- 4. The premises shall be used as described and set out on the application forms and supporting information only, including for no other purpose within D2 of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.**
- 5. This permission shall be for a limited period of 10 years only expiring on 20/04/2026 when (unless a further application has been submitted to and approved by the Local Planning Authority) the D2 use hereby approved shall be discontinued and/or works hereby approved shall be removed and the B2 use of the property reinstated to the satisfaction of the Local Planning Authority.**

184 **APP/15/01507: LAND TO THE EAST SIDE OF KINLOSS ROAD, GREASBY - ERECTION OF 2NO. RESIDENTIAL APARTMENT BLOCKS WITH A TOTAL NUMBER OF 19 APARTMENTS, WITH ASSOCIATED LANDSCAPING AND CAR PARKING (100% AFFORDABLE HOUSING) - AMENDED CAR PARKING LAYOUT**

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

185 **APP/15/01512 - NORTON COURT, 154 BOROUGH ROAD, SEACOMBE, CH44 6NJ - CONVERSION AND EXTENSION OF EXISTING BUILDING FROM 15 APARTMENTS WITH GROUND FLOOR RETAIL SPACE TO AN ASSISTED**

LIVING FACILITY CONTAINING 22 NO. ONE-BED APARTMENTS WITH ANCILLARY ACCOMMODATION FOR STAFF, RESIDENTS AND VISITORS

The Assistant Chief Executive submitted the above application for consideration.

On a motion by Councillor Mitchell 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 begun before the expiration of 3 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 13th January 2016 and listed as follows: 1773-01; 1773-02; 1773-03; 1773-04; 1773-05; 1773-06**
- 3. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.**
- 4. 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.**

186 **APP/15/01545: 23 LATCHFORD ROAD, GAYTON, CH60 3RN - VARIOUS EXTENSIONS AND INTERNAL ALTERATIONS**

The Assistant Chief Executive 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 begun before the expiration of 3 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 30/11/2016 and**

listed as follows: Proposed plans and elevations, revision B

3. The proposed windows to both of the new side dormers shall be obscurely glazed and non-opening up to a height of 1.7m above the floor of the room they serve. They shall be installed before the roof alterations hereby approved, are brought into use and retained as such thereafter.

187 APP/15/01657: 4 BRACKLEY CLOSE, LISCARD, CH44 3EJ - DOUBLE STOREY SIDE EXTENSION AND LOFT ALTERATIONS WITH DORMERS & FRONT PORCH.(ALTERATIONS TO PREVIOUSLY APPROVED APP/08/06693) (AMENDED PLANS)

The Assistant Chief Executive submitted the above application for consideration.

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

Resolved (13:0) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 28th January 2016 and listed as follows: 101_2015_01 (Dated 28.01.2016)

3. Before the development hereby permitted is brought into use the windows in the dormer on the proposed rear elevation as indicated drawing number 101/2015/01 Rev C (Dated 28.01.2016) shall be obscurely glazed with frosted glass and non opening up to a level of 1.8m above finished floor level and shall be retained as such thereafter.

188 APP/16/00005: 6 MORLAND AVENUE, BROMBOROUGH, CH62 6BE - GARAGE CONVERSION, FIRST FLOOR EXTENSION AND INTERNAL ALTERATIONS.

The Assistant Chief Executive submitted the above application for consideration.

On a motion by Councillor Hodson 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 begun before the expiration of 3 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 19 April 2016 and listed as follows: Drawing Number 241_2015_02 Rev F

189 **APP/16/00135: 32 BERYL ROAD, NOCTORUM, CH43 9RT - RETROSPECTIVE CONSENT FOR A FRONT BOUNDARY WALL WITH PROPOSED EXTERNAL VISUAL CHANGES AND REDUCED HEIGHT.**

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

190 **APP/16/00210: 14 LARCOMBE AVENUE, UPTON, CH49 6NB - TWO STOREY REAR EXTENSION**

The Assistant Chief Executive submitted the above application for consideration.

The Lead Petitioner addressed the Committee

The Applicant addressed the Committee.

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

Resolved (12:0: with one absetention) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 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 15 February 2016 & 30 March 2016 and listed as follows: 1536/01 & 1536/02A

3. Prior to first occupation the dormer side elevation window(s) shown on drawing No. 1536/02A 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.

191 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 07/03/2016 AND 06/04/2016**

The Assistant Chief Executive submitted a report detailing planning applications decided under delegated powers between 07/03/2016 and 06/04/2016.

Resolved – That the report be noted.

192 **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

The Chair of the Planning Committee thanked Members of the Planning Committee and Officers for work undertaken throughout the municipal year.

Councillor Elderton, party spokesperson, thanked the Chair for her effective management of the Committee this municipal year.
