

PLANNING COMMITTEE

Wednesday, 22 June 2016

Present: Councillor A Leech (Chair)

Councillors D Realey E Boulton
S Foulkes K Hodson
T Johnson P Cleary
I Williams I Lewis
D Elderton S Kelly

Deputies: Councillors A Davies (for J Walsh)
M Sullivan (for P Brightmore)

12 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 2 June 2016.

Resolved – That the minutes be approved

13 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Councillor K Hodson declared a pecuniary interest in connection with Item 6 by virtue of dealings had with the company in her employment.

14 REQUESTS FOR SITE VISITS

The following site visits were unanimously approved:

APP/16/00522: ASDA STORES LTD, WOODCHURCH ROAD, WOODCHURCH, CH49 5PD – CONSTRUCTION OF A FOUR PUMP (EIGHT FILLING POSITION) FULLY AUTOMATED PETROL FILLING STATION WITHIN THE CURTILAGE OF THE EXISTING STORE; TO INCLUDE FUEL STORAGE TANKS, ASSOCIATED PIPEWORK, OVERHEAD CANOPY, FORECOURT SURFACING, AIR AND WATER UNIT AND RECONFIGURATION OF CAR PARKING BAYS.

APP/16/00543: LAND AT PORT CAUSEWAY, BROMBOROUGH, WIRRAL, CH62 4SQ- DEMOLITION OF EXISTING BUILDING AND THE ERECTION OF A FOODSTORE, CAR PARK.

APP/16/00648: CLEAVER RESIDENTIAL HOME, OLDFIELD ROAD, HESWALL, CH60 6SE – EXISTING REAR SITE LEVELS UPDATED IN RELATION TO APPROVA REF: APP/13/01294.

- 15 **APP/16/00301: ASHBOURNE HOUSE, MOUNT AVENUE, HESWALL, CH60 4RH - DIVISION OF AN EXISTING PLOT OF LAND INTO 2 PLOTS AND THE CREATION OF A NEW DWELLING ACCESSED FROM THE MOUNT.**

The Assistant Chief Executive submitted the above application for consideration.

A Ward Councillor addressed the Committee

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

Resolved (8:5) 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 March 1st 2016 and May 13th 2016 and listed as follows: B100, B101, B102, B103, B104, B106, B107 and B108**
- 3. No development shall take place before 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. 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.

6. No development shall take place until a site specific Construction Management Plan or Method Statement has been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved details. Details submitted in respect of the Construction Management Plan/Method Statement shall provide for, but not be restricted to, the following:

- a. The parking of vehicles of site operatives &/or visitors during construction;
- b. Loading and unloading of plant and materials;
- c. Storage of plant & materials used in constructing the development;
- d. Hours of construction, including deliveries;
- e. Routes for construction traffic;
- f. Method of prevention of mud being carried into the highway;
- g. Details for securing all boundary treatment(s) during excavation & construction, particularly the large boundary wall to the south of the site along the shared boundary with Carlton House.

- 16 **APP/16/00522: ASDA STORES LTD, WOODCHURCH ROAD, WOODCHURCH, CH49 5PD - CONSTRUCTION OF A FOUR PUMP (EIGHT FILLING POSITION) FULLY AUTOMATED PETROL FILLING STATION WITHIN THE CURTILAGE OF THE EXISTING STORE; TO INCLUDE FUEL STORAGE TANKS, ASSOCIATED PIPEWORK, OVERHEAD CANOPY, FORECOURT SURFACING, AIR AND WATER UNIT AND RECONFIGURATION OF CAR PARKING BAYS**

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

- 17 **APP/16/00543: LAND AT PORT CAUSEWAY, BROMBOROUGH, WIRRAL, CH62 4SQ - DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A FOODSTORE, CAR PARK, SERVICING, ACCESS AND LANDSCAPING.**

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

- 18 **APP/16/00547: THE FARMERS ARMS, 2 NETHERTON ROAD, MORETON, CH46 7TR - PROPOSED INSTALLATION OF NEW CHILDREN'S PLAY**

EQUIPMENT SITED IN EXISTING WALLED & FENCED GARDEN AREA AT SIDE OF EXISTING PUBLIC HOUSE BUILDING.

The Assistant Chief Executive submitted the above application for consideration.

A Ward Councillor addressed the Committee.

It was proposed that an additional condition be inserted follows:

. No development shall take place before details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development have been submitted to, and approved in writing by, the Local Planning Authority. PRIOR TO FIRST USE OF THE DEVELOPMENT the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently retained and maintained.

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

Resolved (13:0) That the application be approved subject to the following amended 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 12 April 2016 and listed as follows: SLP Rev.A, 02 & 03.**
- 3. The use of the children's play equipment hereby permitted shall take place between the hours of 09.00 and 21.00 only.**
- 4. No development (including any demolition, earthworks or vegetation clearance) shall take place before a scheme of landscaping, which shall include details of both hard and soft landscape works and earthworks, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of 5 years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of a similar size and species, unless the Local**

Planning Authority gives prior written permission for any variation.

5. No development shall take place before details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development have been submitted to, and approved in writing by, the Local Planning Authority. Prior to first use of the development the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently retained and maintained.

- 19 **APP/16/00648:CLEAVER RESIDENTIAL HOME, OLDFIELD ROAD, HESWALL, CH60 6SE - EXISTING REAR SITE LEVELS UPDATED IN RELATION TO APPROVAL REF: APP/13/01294**

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

- 20 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 23/05/2016 AND 12/06/2016**

The Assistant Chief Executive submitted a report detailing planning applications decided under delegated powers between 23/05/2016 and 12/06/2016.

Resolved – That the report be noted.
