

## PLANNING COMMITTEE

Thursday, 15 September 2016

Present: Councillor A Leech (Chair)

Councillors D Realey E Boulton  
P Brightmore K Hodson  
S Foulkes P Cleary  
J Walsh I Lewis  
D Elderton S Kelly

Deputies: Councillors A Davies (for I Williams)  
M Sullivan (for T Johnson)

### 54 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 18 August 2016.

Councillor S Foulkes requested that minute 22 (meeting held 21 July), be amended to state his declaration of interest to be by virtue of him being acquainted with the Objector.

Councillor P Cleary identified that his apologies had not been recorded on the previous meeting.

**Resolved – That the minutes be approved subject to the above amendments.**

### 55 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Councillor A Leech declared a personal interest in connection with item 4 ( Pasture Road, Moreton), by virtue of her being Ward Councillor.

### 56 REQUESTS FOR SITE VISITS

The following site visits were unanimously approved;

**APP/16/00108: PASTRURE ROAD, MORETON, CH46 8SE – DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS AND HYBRID PLANNING APPLICATION, SEEKING FULL PLANNING PERMISSION FOR ACCESS TO MANUFACTURING UNITS TO THE EAST OF THE SITE; SECURITY BUILDING; WEIGHBRIDGE; CAR & CYCLE PARKING; LANDSCAPED BOUNDARY TREATMENT; AND ASSOCIATED INFRASTRUCTURE FOR**

**BURTON'S BISCUIT COMPANY. OUTLINE PLANNING APPLICATION FOR 299 RESIDENTIAL DWELLINGS, ASSOCIATED OPEN SPACE AND INFRASTRUCTURE FOR FUTURE DETERMINATION.**

**APP/16/00527: BARLEYFIELD HOUSE, BARLEYFIELD, PENSBY, WIRRAL – 14 NO NEW BUILD RESIDENTIAL PROPERTIES ( AMENDED LAYOUT OF PLOTS 3-6 INC) – STARFISH COMMERCIAL LTD.**

**APP/16/00888: 4 BERESFORD ROAD, LISCARD, CH45 0JJ – RETROSPECTIVE CONSENT FOR RAISED DECKING AND ERECTION OF A PRIVACY SCREEN ( AMENDED PLANS).**

- 57 **APP/16/00108: PASTURE ROAD, MORETON, CH46 8SE - DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS AND HYBRID PLANNING APPLICATION, SEEKING FULL PLANNING PERMISSION FOR ACCESS TO MANUFACTURING UNITS TO THE EAST OF THE SITE; SECURITY BUILDING; WEIGHBRIDGE; CAR & CYCLE PARKING; LANDSCAPED BOUNDARY TREATMENT; AND ASSOCIATED INFRASTRUCTURE FOR BURTON'S BISCUIT COMPANY. OUTLINE PLANNING APPLICATION FOR 299 RESIDENTIAL DWELLINGS, ASSOCIATED OPEN SPACE AND INFRASTRUCTURE WITH ALL MATTERS EXCEPT FOR ACCESS RESERVED FOR FUTURE DETERMINATION.**

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

- 58 **APP/16/00527: BARLEYFIELD HOUSE, BARLEYFIELD, PENSBY, WIRRAL - 14 NO NEW BUILD RESIDENTIAL PROPERTIES (AMENDED LAYOUT OF PLOTS 3-6 INC) - STARFISH COMMERCIAL LTD**

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

- 59 **APP/16/00694:HURSTWOODS INTERNATIONAL LTD, ALEXANDRA ROAD, NEW BRIGHTON, CH45 0JZ - ERECTION OF 2 NO. FOUR-STOREY 80-BED RESIDENTIAL CARE HOMES WITH ASSOCIATED EXTERNAL WORKS AND LANDSCAPING AFTER DEMOLITION OF EXISTING FOOD PROCESSING FACTORY AND ASSOCIATED BUILDINGS**

The Assistant Chief Executive submitted the above application for consideration.

A Petitioner addressed the Committee

The Agent addressed the Committee

A Ward Councillor addressed the Committee.

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

**Resolved (12:1) 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 20th May 2016 and listed as follows: 1301.014 102; 1301.014 104; 1301-014 110; 1301-014 B110; 1301-014 111; 1301-014 B111; 1301-014 200; 1301-014 B200; 1301.014 210; 1301.014 300; 1301.014 400;**
- 3. Before any construction commences and notwithstanding the details stated on the approved plans, 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. Construction of the development authorised by this permission shall not begin until the Local Planning Authority (LPA) has approved in writing a full scheme of works for the construction of the new vehicle accesses from the highway and any amendments to the existing highway made necessary by this development, including details of the new vehicle crossing accesses constructed in accordance with the LPA commercial crossing specification and the reinstatement to standard footway level of any existing access from the highway rendered obsolete by the development. The approved works shall be completed in full in accordance with the LPA written approval prior to occupation of the development**
- 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. The development shall not be occupied until a full Travel Plan (based on the**

Interim Travel Plan submitted) has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

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. 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.

9. Surface water drainage works shall be carried out in accordance with the details contained within the submitted Drainage Strategy (*July 2016, Reference: LRD28377, Sutcliffe*) approved in writing by the Local Planning Authority, in conjunction with the Lead Local Flood Authority.

The surface water drainage scheme shall be fully constructed prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the approved Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

10. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted to the Local Planning Authority, in conjunction with the Lead Local Flood Authority, by the mean of an appropriate legal agreement.

Details shall include:

- i. the arrangements for adoption by a statutory undertaker or management and maintenance by a Residents' Management Company
- ii. arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage

**system (including mechanical components) and will include elements such as:**

- a. on-going inspections relating to performance and asset condition assessments**
- b. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;**
- iii. means of access for maintenance.**

**The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.**

**11. Notwithstanding the details shown on the approved plans, a full scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved scheme shall be implemented in full prior to first occupation of the site unless otherwise agreed in writing by the Local Planning Authority**

**12. The mitigation measures set out in Section 6 of the submitted Noise and Vibration Assessment (Acoustic & Engineering Consultants Limited, 9 May 2016) shall be implemented in full prior to first occupation and retained as such thereafter**

**13. Notwithstanding the details set out in the Noise and Vibration Assessment (Acoustic & Engineering Consultants Limited, 9 May 2016), a further assessment of vibration levels shall be submitted and approved in writing by the Local Planning Authority. Any conclusions of such a report shall be implemented in full prior to first occupation of the development**

**14. Prior to commencement of development, detailed drawings shall be submitted to and approved by the Local Planning Authority to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land. The development shall be carried out and completed in accordance with the details approved**

**15. Prior to commencement of development full details of ground levels, earthworks and excavations to be carried out near to the railway boundary shall be submitted to and approved in writing by the Local Planning Authority**

**16. Full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority**

**17. No development shall commence on site until details of the stopping up of all existing accesses rendered obsolete by the development hereby approved, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. Such stopping up shall include for all footways to be reinstated to standard footway levels. The stopping up shall take place in accordance with the approved details prior to the first occupation of the development.**

60 **APP/16/00811: CLEARED LAND TO THE EAST OF NEW CHESTER ROAD, ROCK FERRY,WIRRAL, CH42 2AZ - ERECTION OF 112 TWO / TWO AND A HALF STOREY FAMILY HOMES, LANDSCAPING AND ASSOCIATED WORKS**

The Assistant Chief Executive submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Realey 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. 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.**
- 3. No development shall commence until full details of a scheme for a sustainable drainage system 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.

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 22nd June 2016 and listed as follows: 1153-P-01, 1153-S-01, 1153-P-01-08, 1153-P-01-09, 1153-P-11, 153-P-12, 153-P-13, 1153-P17

5. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

6. Details of the proposed landscaping shall 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 tree species for planting shall be native and typical of the Local Area.

7. The approved hard and soft landscaping scheme hereby shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

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 before the dwellings are occupied.

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. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1<sup>st</sup> March to 31<sup>st</sup> August inclusive unless inspected immediately beforehand by a competent ecologist and found to be free of active nests.

11. No development shall take place until a full scheme of works and a timetable for the construction of the new highways and/or amendments of the existing highway made necessary by this development. including new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, traffic calming, TRO's tactile paved pedestrian crossings, street furniture, access to the adjacent highway, road safety audit and monitoring has been submitted to and agreed in writing with the Local Planning Department. The approved works shall be completed in accordance with the LPA written approval prior to occupation of the development.

12. Foul and surface water shall be drained on separate systems

61 APP/16/00888: 4 BERESFORD ROAD, LISCARD, CH45 0JJ -  
RETROSPECTIVE CONSENT FOR RAISED DECKING AND ERECTION OF  
A PRIVACY SCREEN (AMENDED PLANS)

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

62 APP/16/00950: GEG MOTORCYCLE RIDER TRAINING, 12 BASSENDALE  
ROAD, BROMBOROUGH, CH62 3QL, COMPOUND CHANGE OF USE  
APPLICATION FOR D2 AND B1/B2/B8

The Assistant Chief Executive submitted the above application for consideration.

On a motion by Councillor Foulkes 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 19th July 2016 and listed as follows: 15.27.JJ.COM.002 (Dated 20.05.2016)

3. The premises shall be only be used as gymnasium or for industrial purposes as described and set out in the planning statement submitted with the planning application information, including for no other purpose within D2 of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2015. or any subsequent Order or statutory provision revoking or re-enacting that Order.

4. This permission shall be for a limited period of 10 years only expiring on 16/09/2026 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.

63 **APP/16/00951: BP PETROL STATION, BRIMSTAGE ROAD, BEBINGTON, CH63 3EL - REDEVELOPMENT OF EXISTING PETROL FILLING STATION (VARIATION OF CONDITION 4 OF PLANNING PERMISSION APP/15/01640 TO READ "THE PETROL FILLING STATION AND ASSOCIATED SHOP HEREBY PERMITTED SHALL BE CLOSED TO THE PUBLIC BETWEEN THE HOURS OF 23:00 AND 07:00"**

The Assistant Chief Executive submitted the above application for consideration.

A Petitioner addressed the Committee

The Agent addressed the Committee

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

**Resolved (11:2) 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 23rd December 2015 and listed as follows: 30063-20; 30063-21; 30063-22; 30063-23; 30063-24

3. Prior to the development first being brought into use, all boundaries with residential properties shall have a close-boarded fence to a minimum height of 1.8 metres, and this shall be retained as such unless otherwise agreed in writing by the Local Planning Authority

4. The petrol filling station and associated shop hereby permitted shall be closed to the public between the hours of 23:00 and 07:00

5. No servicing (including deliveries) of the petrol filling station and shop hereby permitted shall take place between the hours of 22:00 and 08:00

64 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 05/08/2016 AND 04/09/2016**

The Assistant Chief Executive submitted a report detailing planning applications decided under delegated powers between 05/08/2016 and 04/09/2016.

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

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