

PLANNING COMMITTEE

Thursday, 16 February 2017

Present:

Councillor A Leech (Chair)

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

Deputies:

Councillors J Stapleton (for Councillor I Williams)

127 **MINUTES**

The Director for Business Services submitted the minutes of the meeting held 18th January 2017.

Resolved- That the minutes be approved.

128 **MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST**

Councillor K Hodson declared a prejudicial interest in respect of item 8 by virtue of a family connection with the adjoining property.

Councillor D Realey declared a personal interest in respect of items 11 & 12 by virtue of being acquaintance with a member of staff at Arrowe Hall.

Councillor S Foulkes declared a non-prejudicial personal interest in respect of item 4 by virtue of previous conversations had with the Applicant.

Councillor A Leech declared a prejudicial interest in respect of item 5.

129 **REQUESTS FOR SITE VISITS**

The following site visits were unanimously approved:

APP/16/01323: 77 PIPERS LANE, HESWALL, CH60 9HR - DEMOLITION OF AN EXISTING RESIDENTIAL PROPERTY AND THE CREATION OF A NEW BUILD RESIDENTIAL DWELLING - AMENDED PLANS. (Pages 33-40)

APP/16/01623: AMULREE, 5 BROOMFIELD CLOSE, HESWALL, CH60 9HD - RETENTION OF A DORMER BUNGALOW. (Pages 93 - 98)

130 **APP/16/01286: GREENFIELDS, 295 BIRKENHEAD ROAD, MEOLS - DEMOLITION OF EXISTING KENNEL BLOCK AND REPLACEMENT WITH UPGRADED KENNELS**

The Managing Director for Delivery submitted the above application for consideration.

On a motion by Councillor D Elderton and seconded by Councillor E 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 30th January 2017 and listed as follows: 216313-03 Rev A; 216313-04 Rev A; 216313-05 Rev A; 216313-06 Rev A; 216313-07**
- 3. The materials of the buildings hereby permitted shall be: Hardie Plank Weatherboarding (Mountain Sage); Rhino box profile insulated roofing sheets (Goosewing Grey), unless otherwise agreed in writing by the Local Planning Authority**
- 4. Prior to Building 1 being brought into use, the kennels against the front boundary wall (shown as housing 44 kennels on Drawing 216313-07) shall be fully taken out of use with all doors taken off and wood removed, and shall be retained as such thereafter**
- 5. Prior to Building 2 or 3 being brought into use, the building marked as housing 15 kennels on Drawing 216313-07 shall be demolished completely**
- 6. No ventilation shall be included on the west elevation of the buildings hereby permitted, and the windows on the west elevation of the buildings shall be non-opening unless otherwise agreed in writing by the Local Planning Authority.**
- 7. The development shall only be carried out in accordance with the following mitigation measure:**

1. Flood resilient construction methods to be incorporated in the proposed buildings.

- 131 **APP/16/01304: LAIRD STREET POLICE STATION, LAIRD STREET, BIRKENHEAD, CH41 7AJ - PROPOSED CHANGE OF USE TO A HOUSE OF MULTIPLE OCCUPATION (10 BEDSITS), PROPOSED WINDOW OPENINGS AND REMOVAL OF RAMP (AMENDED DESCRIPTION).**

Having previously declared a prejudicial interest in respect of this item Councillor Leech left the room during consideration of this application.

The Managing Director for delivery submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

A Ward Councillor addressed the Committee.

On a motion by Councillor S Kelly and seconded by Councillor S Foulkes it was:

Resolved (12:0) That the application be refused on the following grounds:

“Having regards to the number of bedrooms proposed, the property is considered to be of insufficient size to accommodate the proposed development. The development would result in an over- intensive use of the property by creating 10 bedrooms for which, given the potential number of occupants, the proposed number of washing/toilet facilities (in particular, with regards to 1st floor bedrooms) is considered to be inadequate, resulting in a standard of accommodation that the Council considers would be substandard contrary to the objectives of Policy HS14 of the Wirral Unitary Development Plan and the principles of the National Planning Policy Framework, which seeks to secure high quality accommodation and a good standard of amenity for all future occupants of land and buildings.”

- 132 **APP/16/01323: 77 PIPERS LANE, HESWALL, CH60 9HR - DEMOLITION OF AN EXISTING RESIDENTIAL PROPERTY AND THE CREATION OF A NEW BUILD RESIDENTIAL DWELLING - AMENDED PLANS.**

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

- 133 **APP/16/01326: LAND OFF MANOR DRIVE, UPTON, WIRRAL, CH49 4NU - PROPOSED RESIDENTIAL DEVELOPMENT AT THE LAND OFF MANOR DRIVE, UPTON. ERECTION OF 122 DWELLINGS AND ASSOCIATED ACCESS, LANDSCAPING AND ENGINEERING WORKS.**

The Managing Director for Delivery submitted the following application for consideration.

The Ward Councillor Addressed the Committee

On a motion by Councillor D Realey and seconded by Councillor J Walsh it was:

Resolved (12-1) That the application be approved subject to a Section 106 Legal Agreement and 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 11 October 2016 and 22 December 2016 and listed as follows: H7272-101 Rev.G; H7272-04 Rev.C; H7272-15 Rev.A; H7272-04 Rev.B; H7272-06 Rev.C; 12178 01E; 12178 02E; EXT WKS 16v; EXT WKS 33; 01590/Topo; EXT WKS AF Rev.A; EXT WKS 51; BALD 00CD; H417-B5 Rev. A; BCSR 00CD; BENN 00CE; BESK 00CD CS; P341-D5 Rev.H; P341-D5 (2013) Rev.A; P341-E-5 Rev.I; P341-E-5 (2013) Rev.A; H468-5 Rev.A; H468-5 (2013); H404-5 Rev.I; H404-5 Rev.H; T310-E-5 Rev.A; T310-I-5 Rev.B; BMAI 00CE CI; H411-5 Rev.F; H411-5 Rev.M; H452-5 Rev.E; H452-5 (2013) Rev.A; BMMS 00CE; BMMS 00CD; BNOR 00CE CI; BPMS 00CE CS CI; BWA1 00CE CI; BWO0 00CE CI; BCLSDG2S; Garage Type G201 and Garage Type G102**
- 3. NO DEVELOPMENT SHALL TAKE PLACE UNTIL samples of the materials to be used in the external construction of this development have been 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 plans shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.**
- 5. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made**

within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

6. NO DEVELOPMENT SHALL TAKE PLACE (including any demolition works) UNTIL a Construction Management Plan or Construction Method Statement for the demolition and/or construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved details.

Details submitted in respect of the method statement shall provide for routes for construction traffic, the provision of parking facilities for contractors and visitors during all stages of the development, hours of operation, the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials and shall provide for wheel cleaning facilities during the demolition, excavation, site preparation and construction stages of the development and/or method(s) of prevention of mud being carried onto the highway.

7. NO DEVELOPMENT SHALL COMMENCE until details for the construction of the estate roads and/or amendments to the existing highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall include new carriageways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfalls, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, street furniture, road markings, tactile paving/paved pedestrian crossings, traffic signs, traffic calming measures, road safety audit and monitoring and a timetable for the provision of such works as may be agreed.

The development shall not be first occupied until the details above have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

8. PRIOR TO FIRST OCCUPATION of the dwellings hereby approved, the noise mitigation measures outlined in Section 5 (pages 9 to 11) and Figure 2 (Recommended Noise Mitigation Scheme) on Page 14 of the Hepworth Acoustics Noise Impact Assessment Report No P15-666-R01v4 September 2016 (including acoustic fencing, glazing and ventilation) shall have been

implemented and maintained thereafter.

9. Surface water sustainable drainage works, comprising all components of the surface water drainage system, shall be carried out in accordance with the details contained within the submitted Flood Risk Assessment & Drainage Management Strategy (14th October 2016 Ref : HYD056 Betts Hydro) and Proposed Finished Floor Level Drawing (Ref H7272-15 A 25.07.16). The surface water sustainable drainage scheme shall be fully constructed prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the approved Surface Water 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 full details of a scheme for a surface water 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 surface water sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

11. NO DEVELOPMENT SHALL TAKE PLACE until a scheme for the protection of retained trees as outlined in 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. 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;

B. 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.

- C. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).
- D. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).
- E. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).
- F. 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.
- G. 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)
- 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"

The development shall then be carried out strictly in accordance with the

approved Arboricultural Method Statement.

12. 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.

13. 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 builders' 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 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.

134 **APP/16/01419: 51 ASHLEA ROAD, PENSBY, CH61 5UQ - SINGLE STOREY FRONT AND REAR EXTENSIONS, TWO STOREY SIDE EXTENSION**

Having previously declared a prejudicial interest in respect of this item, Councillor K Hodson left the room during consideration of this application.

The Managing Director for Delivery submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

A Ward Councillor addressed the Committee.

It was moved by Councillor P Brightmore and seconded by Councillor J Walsh that:

The application be refused on the following grounds.

“The development proposed in particular the two storey side extension, by reason of its scale, siting, depth and height, would create an unneighbourly and over dominant form of development which would result in significant loss of light to the side kitchen window of Number 53 Ashlea Road.

The development would therefore be contrary to the policy HS11 of the Wirral Unitary Development Plan and supplementary Planning Guidance note 11 (House extensions)”

The motion was put and lost (3:9)

On a motion by Councillor S Foulkes and seconded by Councillor E Boulton it was:

Resolved (9:3) 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 amended plan received by the local planning authority on 20 December 2016 and listed as follows: drawing numbers 1614 SK01 revision A (dated 20.12.16).

- 135 **OUT/16/01466: REAR OF 7 & 9 WEST ROAD, NOCTORUM, CH43 9RP - DEMOLITION OF EXISTING PROPERTY AT 9 WEST ROAD AND DEVELOPMENT OF 3 NEW RESIDENTIAL DWELLINGS (OUTLINE)**

The Managing Director for Delivery submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The Site Agent addressed the Committee.

A Ward Councillor addressed the Committee.

A motion was moved by Councillor S Foulkes and seconded by Councillor D Elderton that it was:

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

“It is considered that the development proposed would introduce a form of backland development that would appear incongruous when set against the prevailing pattern of frontage development, with private, interlocking rear gardens. A large part of the site would be required to provide access, turning facilities and parking areas for the two new dwellings at the rear of the site and such physical alterations and hard surfacing would erode the pleasant green character of the existing gardens with the resulting level of activity from associated vehicle movements being at odds with the quiet nature of surrounding gardens. Dwellings sited at the rear of the application site as proposed would introduce a pattern of development that would lead to a detrimental change in the character of the area, and furthermore by introducing additional domestic activity in this backland site the existing standards of residential amenity in the immediate vicinity of properties surrounding the site would be seriously diminished. Therefore, it is considered that the development does not comply with Policies HS4 and HS10 of the Wirral Unitary Development Plan, Supplementary Planning Guidance Note 10 or the principles of the National Planning Policy Framework”.

- 136 **APP/16/01537: WINWARD HOUSE 336 TELEGRAPH ROAD, HESWALL, CH60 6RW - TO ERECT NEW SINGLE DETACHED DWELLING AS ALTERNATIVE TO DLS/15/00082 (DATED 21/05/15), TO ADD CONSERVATION ROOFLIGHTS, DORMER WINDOWS TO SW ELEVATION & SINGLE STOREY MOWER STORE TO REAR.**

Councillor J Stapleton was not present during consideration of this application.

The Managing Director for Delivery submitted the above application for consideration.

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

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

- 1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 25 November 2016 and listed as follows: A2A.14.646_201, A2A.14.646_202 dated 17.10.16, A2A.14.646_301 Rev G dated 17.10.2016, A2A.14.646_302 Rev K dated 08.11.2016, A2A.14.646_303 Rev G dated 31.10.2016 and A2A.14.646_305 Rev D dated 04.11.2016**
- 2. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the approved details and subsequently maintained to the satisfaction of the Local Planning Authority.**
- 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.**
- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.**
- 5. No works relating to the access road 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 submitted to and agreed in writing with the LPA. This scheme shall include:**

- A. The details and/or category (section 4.5 of BS 5837) 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.**
- D. 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;

- E. 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.
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 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)
- 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.

Any works to the access road shall be in accordance with the approved arboricultural method statement and Tree Protection Plan unless otherwise agreed in writing by the Local Planning Authority.

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

- a. No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
- b. No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
- 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 mixing of cement or use of other materials or substances shall take place within a RPA, or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA
- e. No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the LPA.

The Managing Director for Delivery submitted the following application for consideration.

On a motion by Councillor P Brightmore and seconded by Councillor K 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 13th December 2016 and listed as follows: 15034/B/3 (01.12.16), 15034/12 (01.08.16) and 15034/10 (01.08.16).

3. The development hereby approved shall be constructed with the following materials:

- **Facing brick: Hardwicke Minister Sandstone Mixture**
- **Render: White**
- **Windows & fascia's: Timber painted grey**
- **Roof: Zamora slate 500x250mm (thickness 6 mm)**

to be used in the external construction of this development and shall remain thereafter.

4. NO DEVELOPMENT SHALL COMMENCE UNTIL details of any proposed external lighting systems has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall ensure that bats and their insect food within the development area are not adversely impacted upon.

5. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

138 **APP/16/01606: ARROWE HALL, ARROWE PARK ROAD, WOODCHURCH - CONSTRUCTION OF 2 NO. SELF-CONTAINED ONE BED ASSISTED LIVING UNITS WITHIN THE GROUNDS OF AN EXISTING CARE FACILITY.**

The managing Director for Delivery submitted the above application for consideration.

A motion was submitted by Councillor D Elderton and seconded by Councillor P Brightmore 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 December 2016 and listed as follows: Drwg No. 15034/A/3 (dated Dec.16); Drwg No 15034/13 (dated SEP 16) & Drwg No 15034/11 (dated SEP 16)

3. The development hereby approved shall be constructed with the following materials:

- **Facing brick: Hardwicke Minister Sandstone Mixture**
- **Render: White**
- **Windows & fascia's: Timber painted grey**
- **Roof: Zamora slate 500x250mm (thickness 6 mm)**

to be used in the external construction of this development and shall remain thereafter.

4. NO DEVELOPMENT SHALL COMMENCE UNTIL details of any proposed external lighting systems has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall ensure that bats and their insect food within the development area are not adversely impacted upon.

5. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all

trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

- 139 APP/16/01623: AMULREE, 5 BROOMFIELD CLOSE, HESWALL, CH60 9HD - RETENTION OF A DORMER BUNGALOW.

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

- 140 PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 09/01/2017 AND 06/02/2017

The Managing Director for Delivery submitted a report detailing planning applications decided under delegated powers between 09/01/2017 and 06/02/2017.

Resolved – That the report be noted.
