

PLANNING COMMITTEE

Thursday, 1 June 2017

Present:

Councillor	A Leech (Chair)	
Councillors	S Foulkes	K Hodson
	E Boulton	T Johnson
	P Cleary	S Kelly
	D Elderton	I Lewis
	P Hackett	I Williams

Deputies:

Councillors	P Stuart (In place of J Walsh)
	W Ward (In place of D Realey)

1 MINUTES

The Director for Business Services submitted the minutes of the meeting held 12 April 2017.

Resolved – That the minutes be approved.

2 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Councillor A Leech declared a personal interest in respect of Item 6 by virtue of her residing in the same road but considered she lived far enough away from the property.

3 REQUESTS FOR SITE VISITS

The following site visits were unanimously approved.

APP/16/01372: DICKIE LEWISS SPORTS BAR, 1 OXTON ROAD, BIRKENHEAD, CH41 2QQ - Change of use from public house with residential accommodation above to two commercial units (A1 - Retail and A3 - Restaurant) at ground floor and 12 HMO bedsits on first and second floor (amended description).

APP/17/00126: 50A THE WOODLANDS, TRANMERE, CH41 2SJ- Conversion of dwelling into four self-contained flats and construction of rear dormer window.

APP/17/00401:81 RULLERTON ROAD, LISCARD, CH44 3BY- Erection of a two storey rear extension.

4 APP/16/01372 DICKIE LEWISS SPORTS BAR, 1 OXTON ROAD, BIRKENHEAD, CH41 2QQ: CHANGE OF USE FROM PUBLIC HOUSE WITH RESIDENTIAL ACCOMMODATION ABOVE TO TWO COMMERCIAL UNITS (A1 - RETAIL AND

A3 - RESTAURANT) AT GROUND FLOOR AND 12 HMO BEDSITS ON FIRST AND SECOND FLOOR (AMENDED DESCRIPTION).

Resolved - that consideration of this item be deferred to allow for a formal site visit

5 **APP/16/01407 LAND OFF OF A554, WALLASEY VILLAGE, WIRRAL, CH45 8RH PROPOSED SIGNALISED JUNCTION TO CREATE NEW ACCESS OFF THE A554 INTO THE WEST WALLASEY FLEET HIRE SERVICES SITE.**

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

On a motion by Councillor S Foulkes and seconded by Councillor D 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 24th October 2016 and listed as follows: 236301-01 rev P1 (Dated 12.09.2016), 236301-01 rev P1.3 (Dated 31.05.2016) & 236301-01 revP1.4 (Dated 26.07.16)**
3. **No development shall take place until a full scheme of works and a timetable for the construction of the new highways and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, street lighting, surface water drainage, traffic signals, traffic signs, road markings, street furniture, access onto the adjacent highway, road safety audit and monitoring has been submitted to and agreed in writing with the Local Planning Authority. The approved works shall be completed in accordance with the approved details prior to first use and retained as such thereafter.**
4. **The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (14 October 2016 / 236301-01 / ARUP) and the following mitigation measures detailed within the FRA:**
 1. **Limiting the surface water run-off generated for all rainfall events up to and including the 1 in 100 year event (plus climate change allowance) so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site, subject to a minimum discharge of 5l/s.**
5. **No development shall commence until full details of a scheme for a surface water 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 surface water sustainable drainage system shall be managed and maintained in accordance with the approved scheme.**

Details of a scheme for a surface water sustainable drainage system, comprising all components of the surface water drainage system, should include:

- a) Information about the lifetime of the development and design of the sustainable drainage system design, including storm periods and intensity (1 in 30 & 1 in 100 year + 40% allowance for climate change), discharge rates and volumes (both pre and post development), methods employed to delay and control surface water discharged from the site, and appropriate measures taken to prevent flooding and pollution of the receiving surface waters, including watercourses;
- b) Demonstrate that the surface water run-off would not exceed the pre-development greenfield runoff rate for an existing greenfield site.
- c) Include details of how any flood water, including depths, will be safely managed in exceedance routes;
- d) Secure arrangements for adoption by an appropriate public body or statutory undertaker or, management and maintenance by a Residents' Management Company through an appropriate legal agreement;
- e) Secure arrangements, through an appropriate legal agreement or planning obligation for funding on-going maintenance of all elements of the sustainable drainage system including:
 - i mechanical components;
 - ii. on-going inspections relating to performance and asset condition assessments and;
 - iii. 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.
- f) Secure means of access for maintenance and easements, where applicable.
- g) Include a timetable for implementing the scheme.

6 **APP/17/00107 26 CLAREMOUNT ROAD, LISCARD, CH45 6UB REQUEST FOR MATERIAL CHANGE OF USE TO INCLUDE C1 USE FOR THE ANNEXE : BED & BREAKFAST ACCOMMODATION.**

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

A Ward Councillor addressed the Committee.

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

Resolved (12:1) That the application be refused on the following grounds:

1. The change of use to bed & breakfast would be likely to result in an intensification of the use of the site with associated increased intermittent noise and disturbance at close quarters for the occupiers of neighbouring and nearby dwellings, contrary to the amenity objectives of the National Planning Policy Framework. The use also has the potential to accommodate up to 4 transient guests at any one time, with the resultant coming and going of patrons, including the potential for activity at anti-social hours, especially during the summer months where noise may also arise from use of the front patio/garden area by patrons. The intervening boundary fence will provide only limited

sound attenuation. The intensity and impacts of the proposed use would be materially different from a single dwelling and as such, the use is considered to be contrary to Policy HS15 of the Wirral Unitary Development Plan.

- 7 **APP/17/00126 50A THE WOODLANDS, TRANMERE, CH41 2SJ CONVERSION OF DWELLING INTO FOUR SELF-CONTAINED FLATS AND CONSTRUCTION OF REAR DORMER WINDOW**

Resolved - that consideration of this item be deferred to allow for a formal site visit

- 8 **APP/17/00171 HESWALL NURSERY AND ALLOTMENT GARDENS, DEE VIEW ROAD, HESWALL, CH60 0DJ ERECTION OF 3 NO. DETACHED DWELLINGS WITH INTEGRAL GARAGES - AMENDED FRONT WINDOW DESIGN, ADDITIONAL REAR VELUX WINDOWS & CONDITIONS ADDRESSED ATTACHED TO APP/16/00048 [APPROVED] (AMENDED PLANS 22 MARCH 2017)**

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

On a motion by Councillor D Elderton and seconded by Councillor I Lewis it was:

Resolved (13:0) **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 as amended on the 22 March 2017 and listed as follows: Drawing number 001, 002, 003 and 004 dated 22.03.17**
2. **PRIOR TO FIRST OCCUPATION OF THE DEVELOPMENT details of a scheme for all boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full and retained as such thereafter unless otherwise agreed in writing with 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 revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected 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 re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.**
5. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no walls, fences or other means of enclosure shall be erected on any part of the site other than that approved under Condition 10 below.**
6. **PRIOR TO FIRST OCCUPATION OF THE DWELLINGS full details of soft and hard landscaping shall be 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.

7. 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.

8. 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.

9. The access to the site shall be in accordance with the details shown on the submitted plan, drawing number 001 Revision C dated 22.03.17 with the hedgerow maintained at a height of 1 metre or below and retained as such at all times.

10. PRIOR TO THE OCCUPATION OF THE DWELLINGS a scheme for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall take account that foul water and surface water discharges shall be drained separately from the site. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system and no land drainage run-off shall be permitted to discharge, either directly or indirectly, to the public sewerage system. No part of the development shall be brought into use until the drainage system has been constructed and completed in accordance with the approved plans.

9 **APP/17/00194 2 SHREWSBURY ROAD, LISCARD, WIRRAL, CH44 2BS SINGLE STOREY EXTENSION AT REAR, NEW DRIVEWAY ACCESS AND BOUNDARY FENCE**

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

A Ward Councillor addressed the Committee.

On a motion by Councillor S Foulkes and seconded by Councillor P Stewart 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 21 February 2017 and listed as follows: KM01 Rev.D.

3. Details of the proposed vehicle crossing to be submitted for approval to the Local Planning Authority for approval prior to construction of the vehicle crossing, the crossing shall be constructed in accordance with the approved details.

10 **APP/17/00204 CLAREMONT FARM, OLD CLATTERBRIDGE ROAD, CLATTERBRIDGE, CH63 4JB TWO EXTENSIONS AT EXISTING FARM SHOP AND CAFE**

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

On a motion by Councillor P Stewart and seconded by Councillor T Johnson 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. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification), the building hereby permitted shall only be used for agricultural storage, a farm shop and café for the sale of local food, drink or products associated with the agricultural or horticultural undertakings enterprise; and demonstration kitchens and training rooms associated with the agricultural holding known as " Claremont Farm", and for no other purpose within Classes A1, A3 or D1 of the schedule of that Order.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 13 March 2017 and listed as follows: ML/AP/5519 dated 19 October 16

4. 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.

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.

11 **APP/17/00361 27 BEACHCROFT ROAD, MEOLS, CH47 6BD DEMOLITION OF EXISTING GARAGE AND ERECTION OF DETACHED GARAGE**

The Managing Director for Delivery submitted the 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 March 2017

12 **APP/17/00401 81 RULLERTON ROAD, LISCARD, CH44 3BY ERECTION OF A TWO STOREY REAR EXTENSION**

Resolved - that consideration of this item be deferred to allow for a formal site visit

13 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 02/04/2017 AND 21/05/2017**

The Managing Director for Delivery submitted a report detailing planning applications between 02/04/2017 and 21/05/2017.

Resolved That the report be noted.

14 **PLANNING APPEALS DECIDED BETWEEN 01/01/2017 AND 30/03/2017**

The Managing Director for Delivery submitted a report detailing planning appeals decided under delegated powers between 01/01/2017 and 30/03/2017.

Resolved That the report be noted.