

PLANNING COMMITTEE

Thursday, 14 September 2017

<u>Present:</u>	Councillor	A Leech (Chair)	
	Councillors	S Foulkes E Boulton P Cleary D Elderton P Hackett	K Hodson S Kelly I Lewis D Realey I Williams
<u>Deputies:</u>	Councillors	C Meaden (In place of T Johnson) P Stuart (In place of J Walsh)	

51 MINUTES

The Director for Business Services submitted the minutes of the meeting held on 17 August 2017.

Resolved- That the minutes be approved.

52 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.

Councillor S Foulkes declared a pecuniary interest as a Director of Magenta Living for Item 9; 2 applications were made by Magenta Living.

53 REQUESTS FOR SITE VISITS

The following site visit was unanimously approved.

APP17/00265: MORETON POLICE STATION, CHADWICK STREET, MORETON CH46 7TE Proposal: Extension and conversion of former Police Station into 5 No. apartments and a commercial/retail unit (amended plan)

The Site Visit will be on 17 October at 10.15am

54 OUT/17/00265: LAND AT FORMER OLD TAVERN CLUB, MAGAZINE LANE, NEW BRIGHTON, CH45 5AD PROPOSAL: MEWS-STYLE DEVELOPMENT OF 13 NO. 2-BED AND 3 NO. 1-BED APARTMENTS WITH ACCESS TO PARKING FOR 10 CARS AND LANDSCAPED GARDENS ON THE SITE OF A FORMER NIGHT CLUB AND PREMISES (OUTLINE)

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

A Representative of the Lead Petitioner addressed the Committee.

The Agent of the Applicant addressed the Committee.

A Ward Councillor addressed the Committee.

On a motion moved by Councillor I Lewis and seconded by Councillor P Hackett it was:

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

1 The proposed development by reason of its siting and scale is considered to result in an overdevelopment of the site which is deemed to have a detrimental impact on the amenities of the surrounding occupiers and the character of the area and therefor contrary to Unitary Development Policy HS4 and SPD2.

55 **APP/17/00636: 18 BROOKFIELD GARDENS, WEST KIRBY, CH48 4EL PROPOSAL: DEMOLITION OF THE EXISTING DWELLING AND REPLACEMENT WITH 2 NO. NEW DWELLINGS(AMENDED PLANS AND ELEVATIONS)**

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

On a motion moved by Councillor D Realey and seconded by Councillor S Foulkes 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 18/5/2017 and 21/8/2017 and listed as follows: Block and location plan, 516.000 B, 516.004 A, 516.003 A, 516.002 B and 516.001 B.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015(or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.
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. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced 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 and the development shall be carried out and completed in accordance with the details so approved.
6. Prior to the first occupation of the dwellings hereby approved, details of the proposed refuse storage shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.

56 **APP/17/00758:MORETON POLICE STATION, CHADWICK STREET, MORETON, CH46 7TE PROPOSAL: EXTENSION AND CONVERSION OF FORMER POLICE STATION INTO 5 NO. APARTMENTS AND A COMMERCIAL/RETAIL UNIT (AMENDED PLAN)**

Resolved: That this item be deferred for a formal site visit.

57 **DPP3/17/00808: FORMER TREASURY BUILDING CLEVELAND STREET, BIRKENHEAD, CH41 6BL PROPOSAL: NEW CAR PARK FOLLOWING DEMOLITION OF BUILDING, WITH ACCESS FROM SANDFORD STREET**

The Managing Director for Delivery submitted the above application taken out of delegated powers as requested by Councillor P Cleary for consideration.

On a motion moved by Councillor S Foulkes and seconded by Councillor P Hackett it was:

Resolved: (11:2) That the application be approved subject to the following conditions:

1. The use hereby permitted shall be discontinued on or before five 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 23 June 2017 and listed as follows: 02.
3. Details to be submitted to and approved in writing to show provision of cycle parking, the cycle parking shall be installed in accordance with the details and timeline agreed in writing by the Local Planning Authority.

- 58 **APP/17/00995:MCGOWAN ORTHODONTIST, 154 BELVIDERE ROAD, LISCARD, CH45 4PT PROPOSAL: PROPOSED REAR SINGLE STOREY EXTENTION WITH FLAT ROOF INCLUDING RAMP ACCESS AND INTERNAL RECONFIGURATIONS**

Resolved-This application has been withdrawn by the applicant.

- 59 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 06/08/2017 AND 31/08/2017**

The Managing Director for Delivery submitted a report detailing planning applications decided under delegated powers between 06//08/2017 and 31/08/2017.

Councillor S Foulkes left the room during this item.

Resolved That the report be noted.

- 60 **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

A verbal update was given by D Ball on Thornton Hall Hotel

An application for Judicial Review has been issued by Thornton Hall Hotel against Wirral Council which seeks an order to quash the erroneous planning permission that had been issued without conditions; Wirral Council is not going to contest the application but Thornton Manor is going to oppose it; statements will be prepared and presented to Court.

There will be updates at further meetings.

All the proceedings will be held in public domain.

There will be a report back after a decision is made by the Courts.