

# PLANNING COMMITTEE

Thursday, 20 July 2017

Present:

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

Deputies: Councillors P Stuart (In place of J Walsh)

## 25 MINUTES

The Director for Business Services submitted the minutes of the meeting held on 22<sup>nd</sup> June 2017.

**Resolved- That the minutes be approved.**

## 26 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.

No such declarations were made.

## 27 REQUESTS FOR SITE VISITS

The following site visits were unanimously approved.

**APP/16/00936: STRATTON COURT, THURSBY ROAD, CROFT BUSINESS PARK, BROMBOROUGH, CH62 3PW:** erection of retail unit with car parking and servicing areas, vehicular accesses and associated works following demolition of existing buildings.

**APP/16/01508: SIX ACRES, 75 COLUMN ROAD, NEWTON, CH48 1PX:** conversion of existing barn to dwelling.

**APP/16/1560: HOYLAKES POLICE STATION, QUEENS ROAD, HOYLAKES, CH47 2AG:** change of use from vacant police station to children's day nursery for up to 80 children (amended description) including extension and alterations to the building.

**APP/16/01585: WELL LANE POLICE STATION, WELL LANE, ROCK FERRY, CH42 4QG:** change of use from vacant police station to children's day nursery for up

to 80 children (amended description) and to include extension and refurbishment to the existing building.

**APP/17/00610: GROSVENOR COURT, GROSVENOR ROAD, HOYLAKE, CH47 2BJ:** erection of five apartments by means of forming an additional floor level on an existing apartment block.

- 28 **APP/16/00936: STRATTON COURT, THURSBY ROAD, CROFT BUSINESS PARK, BROMBOROUGH, CH62 3PW :** ERECTION OF RETAIL UNIT WITH CAR PARKING AND SERVICING AREAS, VEHICULAR ACCESSES AND ASSOCIATED WORKS FOLLOWING DEMOLITION OF EXISTING BUILDINGS.

**Resolved-** That this item be deferred to allow for a formal site visit.

- 29 **APP/16/01508: SIX ACRES, 75 COLUMN ROAD, NEWTON, CH48 1PX:** CONVERSION OF EXISTING BARN TO DWELLING.

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

- 30 **APP/16/01560: HOYLAKE POLICE STATION, QUEENS ROAD, HOYLAKE, CH47 2AG** CHANGE OF USE FROM VACANT POLICE STATION TO CHILDREN'S DAY NURSERY FOR UP TO 80 CHILDREN (AMENDED DESCRIPTION) INCLUDING EXTENSIONS AND ALTERATIONS TO THE BUILDING.

**Resolved** – that this item be deferred to allow for a formal site visit.

- 31 **APP/16/01585: WELL LANE POLICE STATION, WELL LANE, ROCK FERRY, CH42 4QG** CHANGE OF USE FROM VACANT POLICE STATION TO CHILDREN'S DAY NURSERY (D1) FOR UP TO 80 CHILDREN (AMENDED DESCRIPTION) AND TO INCLUDE EXTENSION AND REFURBISHMENT TO THE EXISTING BUILDING.

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

- 32 **APP/17/00306: LAND ADJACENT TO SAUGHALL MASSIE ROAD, SAUGHALL MASSIE, WIRRAL** A SINGLE-STOREY TWO-BAY COMMUNITY FIRE STATION INCORPORATING OPERATIONAL AND WELFARE ACCOMMODATION, OFFICES AND MEETING SPACE, EXTERNAL DRILL AND TRAINING FACILITIES AND ASSOCIATED CAR-PARKING (AMENDMENT FOLLOWING REFUSAL OF APP/16/00985)

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

The Lead Petitioner against the motion addressed the Committee.

The Lead Petitioner for the motion addressed the Committee.

The Applicant addressed the Committee.

A Ward Councillor Addressed the Committee.

A motion to refuse was moved by Councillor D Elderton and seconded by Councillor I Lewis and was:

Lost (6: 7)

A motion to refuse was moved by Councillor D Elderton and seconded by Councillor K Hodson and was:

Lost (6:7)

On a motion moved by Councillor S Foulkes and seconded by Councillor T Johnson it was:

**Resolved (9:4) That the application be approved subject to the following conditions:**

**- APPROVED SUBJECT TO REFERRAL TO THE SECRETARY OF STATE**

**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 28th March 2017 and listed as follows:**

**2864-01 3001 Revision P7; 2864-01 3603 Revision P2; 2864-01 3801 Revision P2; 2864-01 9001 Revision P5; 28042-615 Revision P4; 28042-620 Revision P4; 28042-691 Revision P4; 28042-692 Revision P4; 28042-693 Revision P4; 3371 02 Revision A; 3371 04 Revision A and Q10568-01**

**and the amended plans received on 6th June 2017 and listed as follows:**

**2864-01 1402 Revision P3; 2864-01 2001 Revision P14; 2864-01 3002 Revision P4; 2864-01 3601 Revision P5; 2864-01 3602 Revision P8; 2864-01 3901 Revision P3; 2864-01 3903 Revision P2; 2864-01 3904 Revision P2 and 3371 01 Revision B**

**3. Before any construction commences, samples of the facing and roofing 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. The hard and soft landscaping scheme hereby approved 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.**

**5. 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 (*March 2017/Revision 4/LRD28042/ Sutcliffe*) and Foul and**

**Surface Water Drainage Strategy (March 2017/Revision 2/LRD28042/ Sutcliffe) approved in writing by the Local Planning Authority, in conjunction with the Lead Local Flood Authority.**

**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, 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.**

**6. No development shall commence until full details of a scheme for surface water sustainable drainage system to serve the site, and method of implementation 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.**

**7. No development shall commence until details of an appropriate management and maintenance plan, including arrangements to secure funding for the lifetime of the development through an appropriate legally binding agreement, for the surface water sustainable drainage system, comprising all components of the surface water drainage system, have been submitted to the Local Planning Authority, in conjunction with the Lead Local Flood Authority.**

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

**8. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, a full scheme of works for the construction of the new vehicle accesses from the highway and amendments to the existing highway made necessary by this development, proposed highway drainage and the reinstatement of the footway / cycleway adjacent to the development, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed in full prior to first use of the development.**

**9. No development shall take place until a site waste management plan confirming how construction waste will be recovered and re-used on the site or at any other site has been submitted to and approved in writing with the Local Planning Authority.**

**10. Prior to the commencement of development arrangements for the storage and disposal of refuse, and vehicular access thereto, shall be made for inclusion 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 before the development hereby approved is brought into use unless otherwise agreed in writing with the Local Planning Authority.**

**11. The training tower hereby approved shall only be extended to its full height whilst training is being carried out and should be demounted at all other times unless otherwise agreed in writing by the Local Planning Authority**

**12. 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.

**13.** The training yard will only be operational for periods between 09:30 and 20:30

**14. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT** details of the Proposed external plant shall be submitted to and agreed in writing with the Local Planning Authority. The external plant shall be designed so that the rating level of noise is 5dB below the existing background noise level at 1m from the nearest dwelling house. The approved scheme shall be implemented in full.

**15. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT**, full details of all external lighting, having regard to the Institute of Lighting Engineers Guidance Notes for the Reduction of Light Pollution 2000 and Bats and Lighting in the UK, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting shall only be implemented in accordance with the approved details and shall be retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

**16. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT**, full details of the proposed sedum roof, together with a maintenance schedule, shall be submitted to and approved in writing by the Local Planning Authority. The approved roof shall be constructed concurrently with the remainder of the development in accordance with the approved details and shall be maintained as such thereafter

**17. PRIOR TO COMMENCEMENT OF DEVELOPMENT** a written scheme of investigation for archaeological work shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried strictly in accordance with the approved scheme.

**18.** 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 an approved 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.

19. 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 a 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.

20. All tree, shrub and hedge planting proposed shall be carried out in accordance with the approved details and in accordance with BS 3936 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS4043, 1989, Transplanting root-balled trees; and BS4428, 1989, Code of practice for general landscape operations (excluding hard surfaces).

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective] another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

21. No works or development shall take place until a scheme of supervision and monitoring for the arboricultural protection measures in accordance with para. 6.3 of British Standard BS5837: 2012 - Trees in Relation to design, demolition and construction - recommendations has been approved in writing by the local planning authority. The scheme of supervision shall be carried out as approved and will be administered by a qualified arboriculturist instructed by the applicant. This scheme will be appropriate to the scale and duration of the works and will include details of:

- a. Induction and personnel awareness of arboricultural matters;
- b. Identification of individual responsibilities and key personnel;
- c. Statement of delegated powers;

- d. Timing and methods of site visiting and record keeping, including updates;
- e. Procedures for dealing with variations and incidents.

This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous supervision and monitoring of the tree protection during construction by a suitably qualified and pre-appointed tree specialist.

**22. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a Construction Management Plan or Construction Method Statement for the construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The 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.

33 **APP/17/00479: FORMER DAVE PLUCK LICENCED BOOKMAKER, 343 WOODCHURCH ROAD,PRENTON ERECTION OF THREE STOREY BUILDING WITH A1 RETAIL FLOORSPACE AT GROUND FLOOR (SINGLE UNIT OR DIVIDED INTO TWO) WITH SIX RESIDENTIAL APARTMENTS OVER THE FIRST AND SECOND FLOORS.**

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

A motion to refuse was moved by Councillor S Kelly and seconded by councillor P Cleary and was:

Lost (6:7)

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

**Resolved (7:6) 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 4 May 2017 and listed as follows: CPS 16-123 002G, CPS 16-123 003F, CPS 16-123 004E, CPS 16-123 005C, CPS 16-123 006D, CPS 16-123 007E, CPS 16-123 008E & CPS 16-123 009E.

- 3. Before any construction commences, samples of the facing 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. Details of the air-conditioning, ventilation and any flue extraction systems including particulars of noise levels shall be submitted to and approved by the Local Planning Authority before any works commence on site and shall be installed as agreed.**
- 5. The premises shall not be used except between the hours of :- 08:00 hours and 20:00 hours Mondays to Sundays and at no other time without the written consent of the Local Planning Authority.**
- 6. The ground floor Unit 1 shall be used for A1 and for no other purpose (including any other purpose in Class A of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.**
- 7. Prior to commencement of development, a detailed plan showing the access and layout of the car park shall be submitted to the Local Planning Authority and agreed in writing. Prior to any part of the development being brought into use, areas for vehicle parking, turning and manoeuvring shall have been laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and these areas shall be retained thereafter for that specific use.**
- 8. 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.**
- 9. Prior to commencement of development, details shall be provided in writing of any illumination of signs, buildings, canopies and other features of the premises, and they shall be diffused or baffled to the satisfaction of the Local Planning Authority to prevent any spread of direct light or glare over the public highway or into neighbouring properties. Any lighting proposed shall be erected as agreed and maintained as such thereafter.**
- 10. The ground floor entrance doors shall be so designed as not to open over the public highway or any shared access way.**
- 11. No part of the development shall be brought into use until details of any vehicular and/or pedestrian access to the site/development have been submitted. These works shall be constructed in accordance with the details that have been submitted to and approved in writing by the Local Planning Authority**
- 12. NO DEVELOPMENT SHALL TAKE PLACE until a noise survey has been submitted to and approved in writing by the Local Planning Authority in relation to the impact of road traffic noise on the proposed dwellings. If the noise survey identifies unacceptable levels of noise exposure, a scheme of noise insulation to those dwelling affected must be subsequently**



submitted to and agreed in writing by the Local Planning Authority.

34 **APP/17/00513: COURTYARD HOUSE, 9 DEE VIEW ROAD, HESWALL, CH60 0DJ  
: ERECTION OF A SINGLE STOREY DWELLING**

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

On a motion moved by Councillor D Realey and seconded by Councillor Pat Hackett 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 2nd May 2017 and listed as follows: Drawing number 003, 004 & 005 (Dated 18.04.2017)**

**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 prior to first occupation 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. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.**

**The Statement shall provide for:**

- i. the parking of vehicles of site operatives and visitors;**
- ii. loading and unloading of plant and materials;**
- iii. storage of plant and materials used in constructing the development;**
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- v. wheel washing facilities;**
- vi. measures to control the emission of noise, dust and dirt during construction;**
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.**

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. 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.

9. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

10. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

11. 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.

35     **APP/17/00610: GROSVENOR COURT, GROSVENOR ROAD, HOYLAKES :  
ERECTION OF FIVE APARTMENTS BY MEANS OF FORMING AN ADDITIONAL  
FLOOR LEVEL ON AN EXISTING APARTMENT BLOCK**

**Resolved-** that this item be deferred for a formal site visit.

36     **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS  
BETWEEN 11/06/2017 AND 09/07/2017**

The Managing Director for Delivery submitted a report detailing planning applications decided under delegated powers between 11/06/2017 and 09/07 2017.

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

37     **PLANNING APPEALS DECIDED BETWEEN 01/04/2017 AND 30/06/2017**

The Managing Director for Delivery submitted a report detailing planning appeals

Planning Appeal App/16/01304 Laird Street Police Station  
Committee requested further information.

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

38 **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

39 **ANY OTHER URGENT BUSINESS THORNTON MANOR REPORT**

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

**Resolved: (13:0)**

1. That Committee note that planning Permission reference APP/10/0045 has, in error been issued without planning conditions and that therefore this development can currently legally continue on site and is not subject to a condition that the development is for five years only. A further report will be brought to Planning Committee for consideration of the legal options available to the Council in this regards.

2. Note that steps have been taken to implement changes to the system to reduce the potential for such as system error to reoccur and a number of key manual procedural changes have been introduced.

3. Note that the current breaches of the S106 planning obligations are being actively pursued and, if necessary, appropriate legal proceedings will be taken to seek to ensure compliance, and that an update on this will be brought to the next meeting of the Planning Committee.

*This minute was subsequently amended at the meeting 17 August 2017 (minute 40 refers) in that it was agreed that the above resolution was not voted upon and therefore did not stand but a further report be brought back to a future meeting of this committee.*