

PLANNING COMMITTEE

Thursday, 15 August 2019

Present: Councillor S Kelly (Chair)

Councillors K Hodson S Whittingham
S Hayes B Berry
G Davies I Lewis
S Frost M Jordan
B Kenny A Corkhill
P Stuart

Deputies: Councillors S Jones (In place of S Foulkes)
J Walsh (In place of I Williams)

42 MINUTES

The Director of Governance and Assurance submitted the minutes held on the 18th July 2019.

Resolved – That the minutes held on the 18th July 2019 be approved.

43 PROCEDURAL NOTE

Councillor B Kenny stated that Councillor S Foulkes has requested for future site visits to not be on Fridays and for the minutes to reflect this.

44 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked whether they had any personal or prejudicial interests in connection with any application on the agenda and if so to declare them and state the nature of the interest.

Councillor G Davies has declared a personal interest in item 12, Brancote Road Oxtot, and item 7, Land rear of 103/105 Seabank Road.

Councillor S Whittingham has declared a personal interest in item 8, Cleared site Beaufort Road.

45 APP/19/00014: KINGSMEAD SCHOOL, BERTRAM DRIVE, MEOLS, CH47 0LL, ERECTION OF A NEW SIXTH FORM BLOCK AND FULL PLANNING PERMISSION FOR THE ERECTION OF 25 RESIDENTIAL DWELLINGS

The Corporate Director of Economic and Housing Growth submitted the above application for consideration.

On a motion by the Chair and seconded G Davies it was –

Resolved (13:0:1 abstention) – that the application be approved subject to the following conditions.

APP/19/00014 - THE APPLICATION RELATES TO A HYBRID PLANNING APPLICATION PROPOSING OUTLINE PLANNING PERMISSION FOR THE ERECTION OF A NEW SIXTH FORM BLOCK AND FULL PLANNING PERMISSION FOR THE ERECTION OF 25 RESIDENTIAL DWELLINGS ON A SECTION OF EXISTING PLAYING FIELDS AT KINGSMEAD SCHOOL - KINGSMEAD SCHOOL, BERTRAM DRIVE, MEOLS, CH47 0LL - APPROVED SUBJECT TO A SECTION 106 LEGAL AGREEMENT AND REFERRAL TO THE SECRETARY OF STATE

1. Insofar as this consent relates to the erection of the 25 dwellings, the development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. Insofar as this consent relates to outline consent for the erection of a sixth form block, the development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the date of the approval of the last of the reserved matters, whichever is the later.

3. Insofar as this application relates to the outline consent for the sixth form block, details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) Layout**
- (b) Scale**
- (c) Appearance**
- (d) Access and**
- (e) Landscaping**

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

4. Insofar as this consent relates to the erection of the 25 dwellings, prior to any development above ground level approval of the following details shall be obtained from the local planning authority;

- i. Samples or details of all facing materials including all new windows and doors**

For the avoidance of doubt, the materials shall take account of the mitigation measures outlined in paragraph 4.2.3 of the Residential Noise Survey report. The stated details shall be approved in writing and such approved details shall be implemented in the development hereby approved in full:

5. Insofar as this consent relates to the erection of the 25 dwellings, prior to first occupation approval of the following details shall be obtained from the local planning authority

- i. Details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development**

For the avoidance of doubt any acoustic fencing is to be placed 1 metre from the railway boundary. The stated details shall be implemented in full prior to first occupation and thereafter be permanently retained and maintained.

6. A scheme of landscape proposals including a timetable of works shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the proposed development. The scheme shall include the mitigation measures as detailed in paragraph 5.4 of the Phase 1 Habitat Survey and shall include full plans and specifications for all hard and soft landscape works and indications of all existing trees and hedgerows on the land, including those to be retained.

All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

7. Prior to commencement of development, full details of a scheme for the eradication of Japanese Rose shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and clearly identify the extent of the Japanese Knotweed on a scaled plan.

8. Prior to the commencement of development, the approved scheme and timetable for the eradication of Japanese Rose referred to in condition 7 above, shall be implemented in full and a validation report confirming the remediation treatment carried out and that the site is free of Japanese Rose shall be submitted to and approved in writing by the Local Planning Authority.

9. Prior to first occupation, a “lighting design strategy for biodiversity” for the developed area shall be submitted to and approved in writing by the local planning authority. The strategy shall:

(a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging;

And

(b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

10. Before any approved phase of development commences, a Site Waste Management Plan, confirming how demolition and construction waste will be recovered in relation to this phase 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.

11. The scheme shall include the mitigation measures as detailed in paragraph 4.2.3 of the Residential Noise Survey Report.

12. Prior to the commencement of any development of the proposed sixth form block and as part of an application for the approval of reserved matters for layout, appearance and

landscaping, full and final details of a scheme for a sustainable surface water drainage system¹ to serve the site, in accordance with the hierarchy of drainage options in national planning practice guidance and based on the principles and details identified in the following submitted documents:

- Flood Risk Assessment & Drainage Strategy (*December 2018/ Ref: w10776-181214/ Waterco*)
- Email titled: “Kingsmead School 6th Form” (including attachments)
From: Ian Phillips <lan@forth-homes.com>
To: Allison Chapman <LLFA@wirral.gov.uk>
Email sent: Fri 29/03/2019 16:03

Shall be submitted for consideration by the Local Planning Authority in consultation with Lead Local Flood Authority.

13. No residential development shall commence until the final detailed sustainable drainage design¹, for the management and disposal of surface water from the site based on the principles and details identified in the following documents has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority:

- Flood Risk Assessment & Drainage Strategy (*December 2018/ Ref: w10776-181214/ Waterco*)
- Email titled: “Kingsmead School 6th Form” (including attachments)
From: Eddie Corke <Eddie@ShapeEngineering.co.uk>
To: Allison Chapman <LLFA@wirral.gov.uk>
Email sent: Fri 20/03/2019 12:34

14. The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy, including any phasing embodied within, and maintained in perpetuity in accordance with an agreed Operation and Maintenance Plan, to be submitted for each development phase, approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The surface water drainage system shall be offered for adoption to United Utilities at adoptable standards where adoption has been submitted in the drainage strategy.

The approved drainage scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable 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. ‘As built’ drainage design/layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

15. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 02 January 2018 and listed as follows: FH-KS-01-PL-01 Rev.A, KSH/MS/01 Rev. A, 4H2367EXT1, 4H2367EXT2, 4H2367PL, 4H1657EXT1, 4H1657PL, 4H2536EXT1, 4H2536EXT2, 4H2536EXT1, 4H179OEXT1, 4H179OEXT2, 4H1790PL

The Corporate Director of Economic and Housing Growth submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

A representative of the Applicant addressed the Committee.

On a motion by the Chair and seconded by S Whittingham it was –

Resolved (13:0:1 abstention) that the application be approved due to the following conditions.

DPP3/19/00046 - ENHANCED LIGHTING SCHEME AND INSTALLATION OF WEB-CAMERA AND CCTV. - WEST KIRBY & HOYLAKE WAR MEMORIAL, FOOTPATH OVER GRANGE HILL BY WAR MEMORIAL TO LANG LANE, WEST KIRBY, CH48 4ET - APPROVED

- 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 January 2019 and listed as follows: B02893/E01 Rev C and in accordance with the approved plans received by the local planning authority on 26 March 2019 and listed as follows: B02893.05.**
- 3. Prior to the commencement of development details of the proposed lighting scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The information submitted shall include a technical report prepared by a qualified competent person (e.g. Lighting Engineer) setting out the type of lights, performance, colour of lighting, the light levels to be achieved over the intended area, at the site boundaries and up to 50m outside of the boundary of the site, superimposed on a map of the site and its surrounding area. The lighting shall thereafter be installed and operated in accordance with the approved details under the supervision of a qualified competent person.**
- 4. The lighting hereby approved shall not be used between the hours of 11pm and 9am.**

Prior to the commencement of development, the following measures shall be put in place:

- A toolbox talk regarding the presence of common lizard in the area and the legislation protecting them;**

- Waste materials not to be stored in a manner that provides resting or hibernating opportunities for animals;
- All excavations shall be covered at night to prevent access by common lizard as well as terrestrial mammals and common amphibians; if this is not possible then a means of escape should be provided to ensure that no animals become trapped. This could include backfilling, covering with board, or fitting with a means of escape such as plank leading out of the excavation with an angle of no more than 45 degrees;
- Appropriate storage of materials so that they cannot be accessed by any animals; and
- Protective fencing erected around the construction area suitable for exclusion of common lizard.

5. The construction work hereby approved shall be undertaken only between the hours of 8am and 6pm.

6. 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 electronic equipment other than the approved web camera shall be attached to the pole hereby approved.

47 **LBC/19/00047: WEST KIRBY & HOYLAKE WAR MEMORIAL, FOOTPATH OVER GRANGE HILL BY WAR MEMORIAL TO LANG LANE, WEST KIRBY, CH48 4ET, APPLICATION FOR LISTED BUILDING CONSENT FOR ENHANCED LIGHTING SCHEME AND INSTALLATION OF WEB-CAMERA AND CCTV.**

The Corporate Director of Economic and Housing Growth submitted the above application for consideration.

On a motion by the Chair and seconded by S Whittingham it was –

Resolved (13:0:1 abstention) that the application be approved subject to the following conditions.

LBC/19/00047 - APPLICATION FOR LISTED BUILDING CONSENT FOR ENHANCED LIGHTING SCHEME AND INSTALLATION OF WEB-CAMERA AND CCTV - WEST KIRBY & HOYLAKE WAR MEMORIAL, FOOTPATH OVER GRANGE HILL BY WAR MEMORIAL TO LANG LANE, WEST KIRBY, CH48 4ET - APPROVED

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 11 January 2019 and listed as follows: B02893/E01 Rev C.

3. Prior to the commencement of development details of the cutting of the Cenotaph base, and the making good of the works, shall be submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved plans.

4. The lights hereby approved by this permission are Philips DecoScene LED BBP623 units. Only these lights shall be installed as approved, unless otherwise agreed in writing by the local planning authority. The lights will be finished with a stainless-steel trim, as confirmed in the email from Iain Hamilton-Jones dated 28 February 2019.

48 **OUT/19/00114: LAND REAR OF 103/105 SEABANK ROAD AND 48/50 PENKETT ROAD, LISCARD, CH45 7QN, ERECTION OF A PAIR OF SEMI-DETACHED HOUSES.**

Councillor G Davies declared a personal interest in this matter and left the room during its consideration (minute 34 refers).

The Corporate Director of Economic and Housing Growth submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The Applicant addressed the Committee.

On a motion by the Chair and seconded by B Kenny it was –

Resolved (9:4) – that the application be approved subject to the following conditions.

OUT/19/00114 - ERECTION OF A PAIR OF SEMI-DETACHED HOUSES (OUTLINE) - LAND REAR OF 103/105 SEABANK ROAD AND 48/50 PENKETT ROAD, LISCARD, CH45 7QN - APPROVED

1. The development hereby permitted shall be commenced either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

2. NO DEVELOPMENT SHALL COMMENCE ON SITE UNTIL details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority within three years from the date of this permission.

(a) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 26th June 2019 and listed as follows: Proposed Sectional Elevation; Proposed Details

4. Before any construction above ground level commences, 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.

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. No development should take place until the brick pillars either side of the entrance to the site off Penkett Road shall be altered to allow a minimum width of 3.2m into the application site. This minimum width shall be retained as such at all times thereafter.

7. Prior to first occupation of the dwellings hereby permitted, the dwellings shall be fitted with domestic fire suppression systems, and these should be retained for use at all times

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no extensions to a dwelling shall be erected unless expressly authorised.

49 **APP/19/00564: CLEARED SITE, BEAUFORT ROAD, BIRKENHEAD, TO CONSTRUCT 178 DWELLINGS WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING.**

Councillors S Whittingham and G Davies declared a prejudicial interest in this matter and left the room during its consideration (minute 34 refers).

The Corporate Director of Economic and Housing Growth submitted the above application for consideration.

On a motion by the Chair and seconded by B Kenny it was –

Resolved (12:0) – that the application be approved subject to the following conditions.

APP/19/00564 - TO CONSTRUCT 178 DWELLINGS WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING - CLEARED SITE, BEAUFORT ROAD, BIRKENHEAD - APPROVED

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 11th April 2019 and listed as follows: KHNW-MB-01; KMT/PL-106-2; KMT/PL-106-3; SK04-1; 1030-1; 1040-1; 1070-1; 1080-1; 1090-1; 1130-1; 1140-A; 1170-1; 1200-1; 1210-1

3. The external finishes of the development shall correspond with the submitted Materials Plan (Drawing KHNW-MB-01 Revision F) unless otherwise agreed in writing by the Local Planning Authority

4. No residential development besides remediation and land clearance shall commence until the final detailed sustainable drainage design, for the management and disposal of surface water from the site which shall be limited to a discharge rate of 21 l/s and based on the principles and details identified in the following document has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority:

- Flood Risk Assessment Report for Beaufort Road at Birkenhead (01/04/2019/ File Ref: 6738FRA_RevA/ Coopers)

5. The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy, including any phasing embodied within, and maintained in perpetuity in accordance with an agreed Operation and Maintenance Plan, to be submitted for each development phase, approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The surface water drainage system shall be offered for adoption to United Utilities at adoptable standards where adoption has been submitted in the drainage strategy.

The approved drainage scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable 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. 'As built' drainage design/layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

6. No development other than demolition and remediation shall take place until a Site Waste Management Plan (or similar waste audit), confirming measures to achieve efficient use of resources and including designing out waste and minimisation of off-site disposal, 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. For the avoidance of doubt, these details could be included within a Construction Environment Management Plan (CEMP) if one is to be produced for the development.

7. No tree felling, scrub clearance, hedgerow removal, vegetation management, is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, the appropriate measures specified by the licensed ecologist are to be undertaken

8. The submitted landscape scheme, as detailed on Drawings LDS-453 01A, LDS-453 02A and

document LDS-453(A) - LS, shall be implemented no later than the first planting season following first occupation unless otherwise agreed in writing by the Local Planning Authority

9. NO DEVELOPMENT SHALL TAKE PLACE (other than remediation and land clearance) 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 site preparation and construction stages of the development and/or method(s) of prevention of mud being carried onto the highway.

10. With reference to Drawing KHNW-MB-01 Revision F, the integrated bird and bat boxes shall be installed prior to first occupation of any dwelling in which they will be located, and retained as such thereafter

11. The Lime Tree (identified as TN4 in the Ecological Assessment) shall be felled using soft fell techniques under the supervision of a suitably qualified ecologist

12. A sales/information pack highlighting the location of, and promoting the use of, alternative greenspaces within the area (such as Birkenhead Park and Bidston Moss) and explaining the importance, sensitivities and vulnerabilities of protected European Sites to recreational impacts, shall be provided to every new home buyer for the development hereby permitted.

13. The noise mitigation measures specified in Section 7 of the Hepworth Acoustics Report No. P17-205-R01-V2 (Assessment of noise impact on proposed residential development dated February 2019) shall be implemented prior to the first occupation of each dwelling and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority

14. The remediation strategy submitted with this application (Coopers, Report Reference 6741rs) shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development first being occupied

15. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development being brought into use.

16. The clearance, remediation and development of the site shall be in accordance with the submitted 'Invasive Weed Management Plan' unless otherwise agreed in writing by the Local Planning Authority

17. Prior to commencement of any construction, a full scheme of works and 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 signage, amendments to existing TRO's, introduction of new TRO's associated with the development, road markings, introduction of a traffic calming scheme,

introduction of a cycleway to Ilchester Road, provision of tactile paved pedestrian crossings, street furniture, access onto the adjacent highway, road safety audit and monitoring shall be 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.

18. Within 3 months of first occupation of the development a travel plan shall be 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

50 **APP/19/00636: HESWALL GOSPEL HALL ASSEMBLY OF CHRISTIAN BRETH, PENSBY ROAD, HESWALL, CH60 7RD, PROPOSED DEMOLITION AND ERECTION OF A THREE STOREY NEW BUILD RESIDENTIAL DEVELOPMENT CONTAINING 23 FLATS (4NO. 1 BED AND 19NO. 2 BED).**

The Corporate Director of Economic and Housing Growth submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

On a motion by K Hodson and seconded by B Kenny it was –

Resolved (14:0) – That the application be approved subject to the following conditions.

APP/19/00636 - PROPOSED DEMOLITION AND ERECTION OF A THREE STOREY NEW BUILD RESIDENTIAL DEVELOPMENT CONTAINING 23 FLATS (4NO. 1 BED AND 19NO. 2 BED). CAR PARKING LOCATED TO THE REAR OF THE SITE ACCESSED FROM BOTH POLL HILL ROAD AND RADNOR AVENUE. AMENITY SPACE IS PROVIDED TO THE PERIMETER AND BIN & CYCLE STORAGE IS PROVIDED ADJACENT TO THE CAR PARK. - HESWALL GOSPEL HALL ASSEMBLY OF CHRISTIAN BRETH, PENSBY ROAD, HESWALL, CH60 7RD - APPROVED SUBJECT TO A SECTION 106 LEGAL AGREEMENT

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 8 May 2019 & 17 June 2019 and listed as follows: 19033-116-A, 19033-103-B, 19033-114-B, 19033-115-C, 19033-117-A, 19033-110-A, 19033-111-A & D140.001 Rev A.

3. Before any construction of the building hereby approved commences, 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. The development hereby permitted shall not be occupied until details of bat and bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details.

5. No tree felling, scrub clearance, hedgerow removal and building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub and hedgerows are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

6. Rhododendron is present within the site boundary. Rhododendron is listed on Schedule 9 of the Wildlife and Countryside Act. A method statement, prepared by a competent person, which includes the following information:

- A plan showing the extent of the plant;
- The method that will be used to prevent the plant/s spreading further, including demarcation;
- The method of control that will be used, including details of post-control monitoring; and
- How the plants will be disposed of after treatment/removal.

The method statement should be submitted for approval to the Local Planning Authority prior to commencement of any works on site.

7. No residential development shall commence until the final detailed sustainable drainage design, for the management and disposal of surface water from the site which shall be limited to a discharge rate of 5 l/s and based on the principles and details identified in the following document has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority:

- Drainage Strategy Report (03/07/2019/ Ref: PRH-AJP-ZZ-XX-RP-C-3010 / Alan Johnston Partnership)
- Drainage Layout (July 2019/ Ref: PRH-AJP-XX-00-DR-C-1000/ Rev P1/ Alan Johnston Partnership)

8. The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy, including any phasing embodied within, and maintained in perpetuity in accordance with an agreed Operation and Maintenance Plan, to be submitted for each development phase, approved by the Local Planning Authority, in

consultation with the Lead Local Flood Authority.

The approved drainage scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable 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. 'As built' drainage design/layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

9. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to the hereby approved building, 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.

51 APP/19/00657: LLOYDS TSB BANK, 36 BEBINGTON ROAD, NEW FERRY, CH62 5BH, CHANGE OF USE FROM A2 BANK TO A4 PUBLIC HOUSE

The Corporate Director of Economic and Housing Growth submitted the above application for consideration.

On a motion by the Chair and seconded by M Jordan it was –

Resolved (14:0) – that the application be approved due to the following conditions.

APP/19/00657 - CHANGE OF USE FROM A2 BANK TO A4 PUBLIC HOUSE - LLOYDS TSB BANK, 36 BEBINGTON ROAD, NEW FERRY, CH62 5BH - APPROVED

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 2019 and listed as follows:

**Location Plan, received 20th May 2019; and
2019 017 300 002/01. received 19th June 2019.**

3. Servicing and deliveries to or from the premises shall not take place between the hours of:

23:00 - 07:00

4. In relation to the hereby approved Public House (A4 Use Class), the premises shall only be open for trade or business between the hours of:

11:00 and 23:30 Mondays to Sundays

5. No music (live or recorded) or any other amplified sound shall be permitted within the first-floor level 'Darts Room' as showing on submitted plan no. 2019 017 300 002/01.

6. There shall be no access to the rear service yard of the hereby approved Public House (A4 Use Class) at all times by customers/patrons.

52 **APP/19/00676: STRATHCRAIG, PHILLIPS WAY, HESWALL, CH60 4RT, ERECTION OF TWO DETACHED TWO-STOREY DWELLINGS.**

Resolved - Item withdrawn from agenda as objection was withdrawn, item was approved.

53 **APP/19/00731: 10 BRANCOTE ROAD, OXTON, WIRRAL, CH43 6TJ, VARIATION OF CONDITION 2 OF APP/18/00616 TO PROVIDE SIX ADDITIONAL PARKING SPACES.**

Councillor G Davies declared a prejudicial interest in this matter and left the room during its consideration (minute 34 refers).

The Corporate Director of Economic and Housing Growth submitted the above application for consideration.

The Ward Councillor addressed the Committee.

On a motion by the K Hodson and seconded by the Chair it was –

Resolved (12:1) – that the application be approved subject to the following conditions.

APP/19/00731 - VARIATION OF CONDITION 2 OF APP/18/00616 TO PROVIDE SIX ADDITIONAL PARKING SPACES - 10 BRANCOTE ROAD, OXTON, WIRRAL, CH43 6TJ - APPROVED

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 14/5/19 and 10/6/2019 listed as follows: 850/5D and 850/4 F.

3. Prior to the occupation of the dwellings, a full landscaping scheme shall be submitted to and agreed in writing with the Local Planning Authority. The Landscaping shall be carried out within the first planting season following the completion of the dwellings hereby approved and prior to the occupation of any of the dwellings. The landscaping shall be retained in accordance with the approved plans and any plant or tree which dies within the first 5 years of planting shall be replaced in accordance with the approved planting schedule.

4. 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.

54 **APP/19/00875: 24A NORTH ROAD, WEST KIRBY, CH48 4DF, RETENTION OF OUTBUILDING FOR HOBBY CRAFTS**

The Corporate Director of Economic and Housing Growth submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The Applicant addressed the Committee.

On a motion by K Hodson and seconded by S Whittingham it was –

Resolved (14:0) – That the application be approved.

APP/19/00875 - RETENTION OF OUTBUILDING FOR HOBBY CRAFTS (AMENDED DESCRIPTION) - 24A NORTH ROAD, WEST KIRBY, CH48 4DF - APPROVED

55 **TREE PRESERVATION ORDER NO WR0395 PRENTON GOLF CLUB, STANLEY LANE AND GOLF LINKS ROAD, PRENTON**

The Corporate Director of Economic and Housing Growth submitted the above application for consideration.

The Ward Councillor addressed the Committee.

On a motion by the Chair and seconded Councillor S Frost it was –

Resolved (14:0) – that the application be approved.

56 **FAILURE TO COMPLY WITH THE REQUIREMENTS OF AN ENFORCEMENT NOTICE AT 1 BELFORD DRIVE, MORETON, WIRRAL**

Item withdrawn from agenda to allow for officers to explore further options.

57 **EXEMPT INFORMATION - EXCLUSION OF MEMBERS OF THE PUBLIC**

Item withdrawn from agenda to allow for officers to explore further options.

58 **FAILURE TO COMPLY WITH THE REQUIREMENTS OF AN ENFORCEMENT NOTICE AT 1 BELFORD DRIVE, MORETON, WIRRAL - APPENDIX**

Item withdrawn from agenda to allow for officers to explore further options.