



Planning Sub-Committee

Date:	Thursday, 12 September 2019
Time:	7.00 p.m.
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Katherine Brown
Tel: 0151 691 8543
e-mail: katherinebrown@wirral.gov.uk

AGENDA

1. MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Sub-Committee are asked to declare any disclosable pecuniary and non pecuniary interests, in connection with any application on the agenda and state the nature of the interest.

2. TERMS OF REFERENCE (Pages 1 - 2)

3. WORK PROGRAMME (Pages 3 - 4)

4. HMO POLICY (Pages 5 - 6)

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Terms of reference

The Planning Sub Committee will

- 1 Review and revise existing Development Management policies to ensure that they are up to date and take account of current and emerging agendas.
- 2 Write new Development Management policies to ensure that the Council is able to effectively manage development in the Borough.
- 3 Review land designation policies within the development plan to ensure they are up to date and reflect development requirements in the Borough.
- 4 Be a forum for members and potential developers to discuss existing planning policies.
- 5 Be a forum for members and Wirral special interest groups to discuss existing planning policies.

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PROPOSED WORK PROGRAMME FOR CONSIDERING PLANNING POLICES

Meeting date	Report deadline	Topic	Officers
12 September 2019	4 September 2019	<ul style="list-style-type: none"> ▪ Houses in Multiple Occupation 	Eddie Fleming
1 October 2019	6 September 2019	<ul style="list-style-type: none"> ▪ Criteria for Residential Development ▪ Flats and Extensions ▪ Affordable Housing ▪ Accessible Housing 	Eddie Fleming
5 November 2019	21 October 2019	<ul style="list-style-type: none"> ▪ Sustainable Development ▪ Transport Requirements ▪ Protection of Heritage Assets 	Eddie Fleming
3 December 2019	18 November 2019	<ul style="list-style-type: none"> ▪ Business and Employment ▪ Priority Sectors ▪ General Criteria ▪ Port Related Development ▪ Protection of Employment Land 	Eddie Fleming John Entwistle
3 January 2020	23 December 2019	<ul style="list-style-type: none"> ▪ Green Infrastructure ▪ Recreational Land and Buildings ▪ Open Space ▪ Biodiversity and Geodiversity 	Eddie Fleming John Entwistle Andrew Fraser
4 February 2020	20 January 2020	<ul style="list-style-type: none"> ▪ Environmental Protection ▪ Coastal Protection, Flood Risk, Sustainable Drainage and Natural Water Management ▪ Pollution and Risk ▪ Contamination and Instability ▪ Minerals and Waste 	John Entwistle Andrew Fraser
3 March 2020	17 February 2020	<ul style="list-style-type: none"> ▪ Retail Hierarchy ▪ Development within the Centres ▪ Food and Drink and Night Time Uses ▪ Impact Assessments ▪ Edge-of-Centre and Out-of-Centre Facilities 	Eddie Fleming John Entwistle

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Houses in Multiple Occupation

Proposals for houses in multiple occupation (HMO's) will not be permitted unless the proposal fulfils the following criteria:

- (i) the property of sufficient size to provide safe and healthy living conditions with a high standard of amenity for existing and future users having regard to the Council's published technical guidance for HMO's;
- (ii) if the property is not detached then the adjoining property is not in single family occupation;
- (iii) the proposal not resulting in a private dwelling having an HMO on both sides;
- (iv) the proposal not resulting in a change in the character of the surrounding area which would be detrimental;
- (v) the proposal not resulting in a concentration of HMO's in a particular area such that the character of the area is adversely affected;
- (vi) the proposal ensuring the privacy of neighbours and occupants, including the layout of car parking areas, to prevent overlooking of habitable room windows;
- (vii) staircase access normally being provided within the main structure of the building. If external staircases have to be provided they must not result in significant overlooking of neighbours' windows or private amenity space;
- (viii) any extensions complying with Policy CS22C;
- (ix) any interior vertical partitions not cutting across windows and ceiling height reductions not being visible externally
- (x) adequate sound proofing being provided;
- (xi) any basement accommodation having windows with two-thirds of their height above the existing outside ground level giving sufficient daylight penetration, a reasonable outlook and not immediately adjacent to parking bays and vehicle access-ways;
- (xii) habitable rooms, including living rooms, kitchens and bedrooms would not be lit solely by roof lights; and windows will give sufficient daylight with adequate separation distances between adjacent properties and structures to safeguard residential amenity;
- (xiii) access to rear yards/gardens being provided from the accommodation for each occupier;
- (xiv) adequate visibility at entrance and exit points and turning space for vehicles; and
- (xv) the proposal otherwise complying with Policy CS1A and Policy CS1B.

Existing HMO's and valid planning permissions must not comprise more than 20% or more of the properties forming the street frontage within a street block.

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