PLANNING COMMITTEE

Tuesday, 28 April 2020

Present: Councillor S Kelly (Chair)

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

110 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 19 March 2020 for approval.

Resolved – That the minutes of the meeting held on 19 March 2020 be approved subject to the amendment that the declaration of interest by Councillor I Lewis in relation to item 7 – 52-54 Greenheys Road, Liscard be deleted as no such declaration had been made.

111 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 S Foulkes declared a prejudicial interest in item 4 – 52-54 Greenheys Road, Liscard, by virtue of his position of Board Director for Magenta Living.

112 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

113 APP/19/01575 - 52-54 GREENHEYS ROAD, LISCARD, CH44 5UP: DEMOLITION OF EXISTING BUILDINGS ON SITE AND ERECTION OF AN INDEPENDENT LIVING RETIREMENT SCHEME COMPRISING 53 UNITS, ALONG WITH ASSOCIATED CAR PARKING AND HARD AND SOFT LANDSCAPING

Councillor S Foulkes declared a prejudicial interest in this matter and left the meeting during its consideration (minute 111 refers).

Councillor G Davies was not present for consideration of this matter.

The Director of Regeneration and Place submitted the above application for consideration.

A Ward Councillor addressed the Committee on behalf of the petitioners.

The applicant's agent addressed the Committee.

It was moved by the Chair and seconded by Councillor I Lewis that the application be refused.

The motion was put and carried (7:4 with 1 abstention).

<u>Resolved</u> **(7:4:1 abstention) – That the application be refused for the following reason:**

1. The proposal has failed to adequately take into account the TPO order (No 169) and therefore does not comply with Policy HS4 - Criteria for New Housing Development (as referenced by HS7 – Sheltered Housing Policy). Specifically, the requirements of paragraph (ii) in that the proposal would result in a detrimental change to the character of the area by virtue of the loss of TPO protected trees, and paragraph (iv) in that there is inadequate provision of appropriate landscaping and boundary treatment which relates the development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation i.e. the TPO protected trees.

114 **APP/19/01540 - VACANT SHOP, 67 KING STREET, EGREMONT, CH44 0BY: CHANGE OF USE FROM RETAIL (USE CLASS A1) ON THE GROUND FLOOR AND 2 BEDROOM FLAT ON THE FIRST AND SECOND FLOORS (USE CLASS C3) TO 7 BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO) (USE CLASS SUI GENERIS) INCLUDING LOFT CONVERSION AND CONSTRUCTION OF A REAR DORMER WINDOW.**

The Director of Regeneration and Place submitted the above application for consideration.

A Ward Councillor addressed the Committee.

It was moved by the Chair and seconded by Councillor I Lewis that the application be refused.

The motion was put and carried (14:0).

<u>Resolved</u> **(14:0) – That the application be refused for the following reason:**

1. The proposed change of use to a house in multiple occupation is considered to be unsatisfactory and undesirable by virtue of the size of the property which is considered to be insufficient to accommodate the number of units proposed and the requirement to provide a level of accommodation of modern domestic scale as required by Policy HS14 (i). Furthermore, the proposed communal living space on the third floor does not have sufficient outlook and is lit solely by roof lights, contrary to Policy HS14 (xiii). The Council also considers that the proposal fails to provide a high standard of amenity for future occupiers as set out in Paragraph 127 (f) of the National Planning Policy Framework.