

PLANNING COMMITTEE

Tuesday, 8 September 2020

Present:

Councillor	S Kelly (Chair)	
Councillors	S Foulkes	S Whittingham
	K Hodson	I Williams
	P Cleary	B Berry
	G Davies	I Lewis
	S Frost	M Jordan
	P Stuart	A Corkhill

146 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 25 August 2020 for approval.

Resolved – That the minutes of the meeting held on 25 August 2020 be approved.

147 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

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

No such declarations were made.

148 ORDER OF BUSINESS

The Chair agreed to vary the order of business

149 APP/18/01284 - WILLIAM DODD BUILDERS MERCHANT, BERMUDA ROAD, MORETON, CH46 6AT - ERECTION OF 15NO. DWELLINGS (11NO. TWO BEDROOM AND 4NO. THREE BEDROOM) WITH ASSOCIATED HARD/SOFT LANDSCAPING AND ALTERATIONS TO ACCESS, FOLLOWING DEMOLITION OF EXISTING BUILDINGS (REVISED PLANS).

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

On a motion by Councillor Steve Foulkes and seconded by Councillor Paul Stuart 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 (insert date) and listed as follows: PPA/WD/18/SL.01-A, PPA/WD/SECT.01-B, PPA/WD/18/S.01-C, WCGeo 17-958, PPA/WD/18/HT.01-A, PPA/WD/18/HT.02-A, PPA/WD/18/HT.03-A, PPA/WD/18/HT.04, PPA/WD/L.01

3. Notwithstanding the submitted details, 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

The stated details shall be approved in writing and such approved details shall be implemented in the development hereby approved in full.

4. Notwithstanding the submitted plans, full details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

5. 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 (where practical) but not be limited to features such as bat and bird boxes, log piles, bug boxes, solitary bee houses and hedgehog homes to encourage net gains in biodiversity and 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.

6. Before 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.

7. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (CC Geotechnical Limited, CCG-C-18-10391, August 2018) and the following mitigation measures detailed within the FRA:

- The finished floor levels are to be constructed as per "Site layout as proposed" - PPA/WD/18/S.01 revision A.
- The reduced rate of surface water discharge from the development to 60.57 l/s should occur.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within

any other period as may subsequently be agreed, in writing, by the local planning authority.

8. No residential development shall commence until the final detailed sustainable drainage design¹, for the management and disposal of surface water from the site, following the national drainage hierarchy and 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 Report for William Dodd Limited (August 2018/CCG-C-18-10391/ rev: 1/ CC Geotechnical Limited)
- Drainage Layout Plan (April 2019/ P19-00219-M2-C-002/ Issue 2/ Met Engineers)

The surface water discharge rate for the site shall be limited to 10 l/s

9. 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, maintenance and adoption arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

10. Prior to the commencement of development, a survey of existing and proposed ground levels, sections across the site and details of the finished slab level for each property shall be submitted to and agreed in writing by the Local Planning Authority. The ground levels across the site and finished slab levels for each property shall be as per the approved plans.

11. PRIOR TO FIRST OCCUPATION of the dwellings hereby approved arrangements for the storage and disposal of refuse including recycling facilities, and vehicle access thereto, shall be made within the curtilage of each dwelling, 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 unless otherwise agreed in writing with the Local Planning Authority.

150 **APP/19/01262 - SEA LOOMS, BROAD LANE, HESWALL, CH60 9LE - ERECT NEW STABLES AND ASSOCIATED FACILITIES FOR PRIVATE USE**

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

On a motion by Councillor Kathy Hodson and seconded by Councillor Stuart Kelly 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 May 2020 and listed as follows:

Proposed Block Plan 5228/3 A
Proposed Elevations 5228/4 Amended
Design and Access Statement Rev C
Site Location Plan

3. Full details of all external lighting associated with the proposal shall be submitted and approved by the Local Planning Authority prior to occupation. This shall include full details of lux levels and times of operation by means of a detailed lighting plan.

4. Before any above ground work commences, samples of the facing, roofing and 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.

151 **APP/20/00012 - SOLAR CAMPUS, 235 LEASOWE ROAD, WALLASEY, CH45 8RE - 3G SPORTS PITCH WITH EXTERNAL FLOODLIGHTING**

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

An Objector addressed the Committee

The Applicant addressed the Committee

A Ward Councillor addressed the Committee

It was moved by Councillor Ian Lewis and seconded by Councillor Kathy Hodson that "Committee believes that application APP/20/00012 will lead to an increase in traffic and parking issues in and off site and does not believe that those issues have been satisfactorily resolved with residents. The Planning Committee therefore defers the application so that further discussions between all parties can take place."

The motion was put and lost (4:9)

It was then moved by Councillor Stuart Kelly and seconded by Councillor Andy Corkhill that the application be approved subject to additional conditions as follows:

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 use of the proposed development. The scheme shall include but not be limited to full plans and specifications for all hard and soft landscape works including proposals for replacement tree planting and indications of all existing trees and hedgerows on the land, including those to be retained.

All planting in the approved details of landscaping shall be carried out in the first planting seasons following the completion of the development or prior to use of the pitch hereby approved, 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.

PRIOR TO FIRST USE of the proposed development hereby approved, full details of secure covered & lockable cycle parking and/or storage facilities shall be 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.

Resolved (10:3) 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 30 December 2019 and listed as follows: 98_2019-01 Rev. B, 98_2019-02 Rev. A, 98_2019-03 Rev. A
3. 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 buildings, trees, scrub, hedgerows and vegetation 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 and agreed in writing.
4. The development hereby permitted shall not be brought into use until details of 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. Prior to first use, details of the floodlighting shall be submitted to an approved in writing by the Local Planning Authority. For the avoidance of doubt, the submitted details shall include (but not be limited to) beam orientation, light spill, lux levels and proposed hours of illumination. Regard should be had to Guidance Note 08/18 Bats and Artificial Lighting of the Institute of Lighting Professionals to ensure that the lighting for the proposed development is considered and will not adversely affect the functionality of the ecological receptors. The development shall be carried out in accordance with the approved details.
6. Prior to first use, the parking area as shown on 98_2019-01 Rev. A shall be surfaced and laid out for vehicles to park, turn and enter and exit the site in a forward gear in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The area shall thereafter be kept available at all times for the parking of vehicles.
7. Notwithstanding the submitted details, prior to first use, details of all fences and other means of enclosure shall be submitted to and agreed in writing with the Local Planning Authority.
8. 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 use of the proposed development. The scheme shall include but not be limited to full plans and specifications for all hard and soft landscape works including proposals for replacement tree planting and indications of all existing trees and hedgerows on the land, including those to be retained.

All planting in the approved details of landscaping shall be carried out in the first planting seasons following the completion of the development or prior to use of the pitch hereby approved, 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.

9. PRIOR TO FIRST USE of the proposed development hereby approved, full details of secure covered & lockable cycle parking and/or storage facilities shall be 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.