

PLANNING COMMITTEE

Tuesday, 6 September 2011

<u>Present:</u>	Councillor	D Elderton (Chair)	
	Councillors	E Boulton P Johnson W Clements S Kelly B Kenny	D Mitchell B Mooney D Realey J Walsh
<u>Deputies:</u>	Councillors	P Glasman (In place of J Salter) J Keeley (In place of P Hayes)	

65 MINUTES

Resolved – That consideration of the minutes of the meeting held on 9 August, 2011 be deferred to the next meeting of the Planning Committee.

66 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

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

Councillor Dave Mitchell declared a personal interest in respect of planning application APP/11/00127 – Old Anselmians Rugby Club, Eastham Village Road, Eastham – The demolition of the existing single storey changing rooms and the erection of a new 2 storey clubhouse (minute no 69 refers), by virtue of him having watched occasional matches played on this site, which is local to his home.

67 REQUESTS FOR SITE VISITS

Members were asked to submit their requests for site visits before any planning applications were considered.

No such requests were made.

68 ORDER OF BUSINESS

The Chair agreed to vary the order of business

69 APP/11/00127 - OLD ANSELMIAN RUGBY CLUB, EASTHAM VILLAGE ROAD, EASTHAM - THE DEMOLITION OF THE EXISTING SINGLE STOREY CHANGING ROOMS AND THE ERECTION OF A NEW 2 STOREY CLUBHOUSE.

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Eddie Boulton and seconded by Councillor Stuart Kelly it was:

Resolved (12:00) – That the application be approved subject to the following conditions;

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. 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.**
- 3. No development shall commence until details of a replacement tree plan have been submitted to and agreed in writing with the Local Planning Authority. The siting, species and location of the tree shall be agreed with Wirral's Arboricultural Officer. The proposed trees shall be planted in the first planting season (November to March) or seeding season (April to September) following the first use and shall be retained as such thereafter.**
- 4. The proposed balcony shall not be used between the hours of 18.00 and 07.00 inclusively.**
- 5. Prior to the development hereby approved first being brought into use, the existing vehicle access onto Eastham Village Road shall be amended to include tactile paving, radii improvements and widening to allow two-way traffic. Details shall be submitted to and agreed in writing with the Local Planning Authority and shall be retained as such thereafter.**
- 6. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.**

70 **APP/11/00561 - 98 BIDSTON ROAD, OXTON, CH43 6TW - REFURBISHMENT & EXTENSION TO EXISTING BUILDING 98 BIDSTON ROAD OXTON, INTO 21NO APARTMENTS WITH ASSOCIATED HARD AND SOFT LANDSCAPING.**

The Interim Director of Corporate Services submitted the above application for consideration.

A petitioner addressed the meeting.

The applicant addressed the meeting.

A ward Councillor addressed the meeting.

On a motion by Councillor Brian Kenny and seconded by Councillor Dave Mitchell it was:

Resolved (12:00) - That the application be approved subject to the following conditions;

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Before any construction 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.

No part of the development shall be brought into use until the existing vehicular pedestrian access on to Bidston Road has been permanently closed off and the footway reinstated. These works shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

No part of the development shall be brought into use until a means of vehicular and/or pedestrian access to the site/development has been constructed. These works shall be in accordance with details and a specification, which shall have been submitted to and approved in writing by the Local Planning Authority

No part of the development shall be brought into use until space and facilities for the storage of bins of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

No development shall be commenced until full details of soft and hard landscaping have been 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.

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 approved in writing by the Local Planning Authority.

All hard and soft landscape works shall be carried out in accordance with the approved details as set out in Condition 7. The works shall be carried out in accordance with a programme to be agreed with the Local Planning Authority.

The development hereby approved shall be carried out in accordance with the details shown on the plans numbered 10-185-102 Rev B, 10-185-120, 10-185-121 Rev A, 10-185-122 Rev B, 10-185-123, 10-185-124, 10-185-150 Rev A, 10-185-151, 10-185-152, 10-185-160 and 10-185-165 Rev A.

Prior to the commencement of development full details for all entry gates, and boundary treatments shall be submitted to and approved in writing by the local planning authority. Upon receipt of written approval by the local planning authority all details must be carried out in full and retained as such thereafter.

71 **APP/11/00613 - 2 DINGWALL DRIVE, GREASBY, CH49 1SG - FIRST FLOOR REAR EXTENSION.**

The Interim Director of Corporate Services submitted the above application for consideration.

A ward Councillor addressed the meeting.

On a motion by Councillor Dave Mitchell and seconded by Councillor Denise Realey it was:

Resolved (11:1) That the application be approved subject to the following conditions;

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Prior to the extension being brought in to use, the window serving the study in the north west facing elevation shall be obscurely glazed and non-opening to a minimum height of 1.7 metres from the internal finished floor level, and shall be retained as such thereafter. For the avoidance of doubt, an obscurity level of 3 shall be achieved as a minimum.

Prior to the extension being brought in to use, the window serving the bathroom in the south west facing elevation shall be obscurely glazed and non-opening to a minimum height of 1.7 metres from the internal finished floor level, and shall be retained as such thereafter. For the avoidance of doubt, an obscurity level of 3 shall be achieved as a minimum.

The development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 15/07/2011.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking or re-enacting that Order), no window or other openings other than those shown on the approved plan(s) shall be inserted in the north west or south east elevations of the extension hereby permitted.

72 **APP/11/00726 - 144A HOME FARM ROAD, WOODCHURCH, CH49 7LW - 13 NO. NEW BUILD TWO-STOREY DWELLINGS.**

The Interim Director of Corporate Services submitted the above item for consideration.

On a motion by Councillor Dave Mitchell and seconded by Councillor Brian Kenny it was:

Resolved (12:00) That the application be approved subject to the following conditions;

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

For the avoidance of doubt, the external facing materials to be used in the construction of the hereby approved dwellings shall be, unless otherwise agreed in writing by the Local Planning Authority: Ibstock Calderstone Gold brickwork, Marley Modern Concrete tole (Antique Brown) and Finnforest Thermowood Shiplap cladding.

The proposed landscaping shall be completed before the accommodation hereby approved is occupied and thereafter shall be maintained to the satisfaction of the Local Authority.

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.

Prior to the occupation of the development hereby approved, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the LPA. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the LPA.

The proposals shall be built in accordance with the plans submitted and dated 10th August 2011.

73 **APP/11/00727 - 80 TOWN MEADOW LANE, MORETON, CH46 7TB - DEMOLITION OF EXISTING BUILDING AND ERECTION OF 20 NO. NEW BUILD 2 STOREY HOUSES, 4 NO. NEW BUILD BUNGALOWS AND 3 NO. REPLACEMENT SINGLE STOREY SHOP UNITS.**

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Eddie Boulton and seconded by Councillor Peter Johnson it was:

Resolved (12:00) – That the application be approved subject to the following conditions;

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. The premises shall not be open for business outside the hours of 09.00 and 23.00 Sunday to Thursday and 9.00 and 23.30 Friday and Saturday.**
- 3. The proposed landscaping shall be completed before first occupation maintained to the satisfaction of any of the accommodation hereby approved and thereafter shall be the Local Authority.**
- 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. Prior to the occupation of the development hereby approved a scheme for the provision of affordable housing to be provided shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the Local Planning Authority.**
- 6. No part of the development shall be brought into use until visibility splays of 2.4m x 2.4m and site lines of 2.4m x 60m at the proposed junction with Town Meadow Lane have been provided clear of obstruction to visibility at or above the height of 0.6m and with any tree crown 2m above the carriageway level of Town Meadow Lane. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.**
- 7. No part of the development shall be occupied until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.**
- 8. The development shall be carried out in accordance with the details contained in drawings ref 1258-WL-SI-01, 1164-SI-03, 2405jc-01, 25657-600 Rev P1, 1164-SI-07 Rev B, 1164-GA-SU Rev A, 1164-GA-AtoC&F-H, 1164-GA-D, 1164-GA-E, 1164-GA-K, 1164-GA-J, 1164-GA-L, 1164-EW-410-01, 1164-**

EW-410-02, 1164-EW-410-03, 1164-EW-401-01, 1164-EW-401-02 and 1164-EW-401-03.

74 APP/11/00732 - 38 BARRYMORE WAY, BROMBOROUGH, CH63 0HN - FIRST FLOOR REAR EXTENSION

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor David Elderton and seconded by Councillor Dave Mitchell it was;

Resolved (12:00) – That the application be approved subject to the following condition;

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

75 NO EXPEDIENCY FOR ENFORCEMENT ACTION AGAINST THE ERECTION OF A SINGLE STOREY SIDE EXTENSION AT 206 PLYMYARD AVENUE EASTHAM, WIRRAL.

The Interim Director of Corporate Services advised members of the erection of a single storey side extension at 206 Plymyard Avenue, Eastham, Wirral.

Resolved (12:00) –

- 1. That no enforcement action be taken.**
- 2. That the Interim Director of Corporate Services note the unanimous concern of the Planning Committee regarding the inability of the Council through current legislation to be able to recoup costs through the imposition of a fee or the placement of a charge upon the development land in such circumstances where an enforcement investigation is undertaken and determines that there is no expediency for further action.**

76 PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 28/07/2011 AND 17/08/2011.

The Interim Director of Corporate Services submitted a report detailing planning applications decided under delegated powers between 28/07/2011 and 17/08/2011.

Resolved – That the report be noted.
