

# PLANNING COMMITTEE

Tuesday, 6 December 2011

Present:

|             |   |  |
|-------------|---|--|
| Councillor  | D Elderton (Chair)  |  |
| Councillors | E Boulton<br>W Clements<br>P Johnson<br>D Mitchell<br>S Kelly | B Kenny<br>B Mooney<br>D Realey<br>J Salter<br>J Walsh |

## 121 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on 15 November, 2011.

In respect of minute 108 Councillor Elderton requested that the minute include the following:

“During the course of discussion on the above item it was noticed that a member of the public was filming the proceedings. The Solicitor representing the Director of Law, HR and Asset Management advised that, until matters were clarified, video recording was ‘unacceptable’. The Chair of the Committee therefore instructed that video recording must cease and the member of the public ceased filming.”

Minute 108 was subsequently further amended at the meeting on 6 December, 2011 so that the wording of the above amendment was included.

**Resolved - That the minutes be amended and re-submitted for signing at the next meeting of the Planning Committee.**

## 122 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 Eddie Boulton declared a prejudicial interest in minute no (128) APP/11/01182 - 33 CHIPPENHAM AVENUE, GREASBY, CH49 3QW - Erection of a single storey side extension and front porch, by virtue of the applicant being a personal friend.

## 123 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.

124 **ORDER OF BUSINESS**

The Chair agreed to vary the order of business.

125 **APP/11/01009 - REMPLOY, 24 KELVIN ROAD, SEACOMBE, CH44 4JW - CHANGE OF USE FROM LIGHT INDUSTRIAL BUILDING TO DAYCARE CENTRE (5 WEEKS TO 4 YEARS OF AGE) FOR 35 CHILDREN.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

It was moved by Councillor John Salter and seconded by Councillor Denise Realey that the application be approved in order to encourage further development and jobs in the area.

The motion was put and lost (5:6).

It was moved by Councillor Stuart Kelly and seconded by Councillor Dave Mitchell that the application be refused for the reasons that;

1. The proposal would conflict with the provisions of policies EM8 Development within Primarily Industrial Areas and EM9 Non-Employment Uses in Industrial Areas of the adopted Wirral Unitary Development Plan and would have a detrimental impact on the purpose and character of the Primarily Industrial Area.

2. The proposal would result in the establishment of a noise sensitive development within a designated industrial area. The proposal may prejudice industrial uses and would conflict with policy PO4 - Noise Sensitive Development of the Wirral Unitary Development Plan.

The motion was put and carried (6:5).

**Resolved (6:5) - That the application be refused for the reasons that;**

**1. The proposal would conflict with the provisions of policies EM8 Development within Primarily Industrial Areas and EM9 Non-Employment Uses in Industrial Areas of the adopted Wirral Unitary Development Plan and would have a detrimental impact on the purpose and character of the Primarily Industrial Area.**

**2. The proposal would result in the establishment of a noise sensitive development within a designated industrial area. The proposal may prejudice industrial uses and would conflict with policy PO4 - Noise Sensitive Development of the Wirral Unitary Development Plan.**

126 **APP/11/01108 - EASTHAM LODGE GOLF COURSE, FERRY ROAD, EASTHAM, CH62 0AP - CHANGE OF USE OF LAND IN CONNECTION WITH GOLF COURSE AND RETENTION OF SOIL MOUNDS AROUND THE PERIMETER OF THE AREA AT VARYING HEIGHTS.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

A petitioner addressed the meeting.

The applicant addressed the meeting.

On a motion by Councillor Dave Mitchell and seconded by Councillor John Salter it was:

**Resolved (11:00) – 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 bunds hereby approved shall be retained at the height and location as shown on the submitted plans dated 21 September 2011.**
- 3. The height of the bunds as shown on the submitted plans dated 21 September 2011 shall not exceed a total of 2.6 metres in height.**
- 4. Prior to the first use of the land in connection with the golf course details of the design and layout of the practice ground including teeing areas shall be submitted to and approved in writing by the Local Planning Authority. The practice ground shall be laid out in accordance with the approved details prior to its first use and shall be retained as such at all times thereafter.**
- 5. Within 3 months of the completion of the laying of any top soil covering the bunds within the site, the area shall be sown with grass seed.**
- 6. Prior to the first use of the land in connection with the golf course details of a landscaping scheme shall be 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 feature. Within a period of 12 months from the date when any part of the development is brought into use, the approved landscaping scheme shall be carried out. All planting shall be maintained and any trees or plants which within a period of 5 years from the date of planting, are removed, die 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 consent to any variation.**

127 **APP/11/01128 - 11 CAVENDISH ROAD, BIRKENHEAD, CH41 8AX - ERECTION OF AN ATTACHED SIDE GARAGE.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Peter Johnson and seconded by Councillor Dave Mitchell it was:

**Resolved (11:00) – That the application be refused for the reason that;**

**1. The size and scale of the proposed garage does not preserve the character and appearance of the dwelling within Birkenhead Park Conservation Area. The Local Planning Authority considers that the proposal would therefore create a detrimental impact to the character and appearance of 11 Cavendish Road and Birkenhead Park Conservation Area. The proposal does not comply with Policy CH6 - Birkenhead Park Conservation Area of Wirral's Unitary Development Plan and National Policy PPS5 - Planning for the historic Environment.**

**128 APP/11/01182 - 33 CHIPPENHAM AVENUE, GREASBY, CH49 3QW - ERECTION OF A SINGLE STOREY SIDE EXTENSION AND FRONT PORCH.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

Councillor Eddie Boulton left the room during consideration of this application.

On a motion by Councillor Peter Johnson and seconded by Councillor Wendy Clements it was:

**Resolved (10:00) – That the application be approved subject to the following condition;**

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

**129 APP/11/01189 - BARNSTON COURT CARE HOME, 21 BARNSTON LANE, MORETON, CH46 7TN - DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF NEW CONSERVATORY OF A BIGGER SIZE TO CONFORM WITH ENVIRONMENTAL HEALTH RECREATIONAL REQUIREMENTS.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Denise Realey and seconded by Councillor Eddie Boulton it was:

**Resolved (11:00) – 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 development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 26/10/2011.**

**130 APP/11/01206 - 6 MEADWAY, HESWALL, CH60 8PH - SINGLE STOREY REAR EXTENSION WITH RAISED DECK AND GARAGE ROOF ALTERATIONS.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Dave Mitchell and seconded by Councillor Peter Johnson it was:

**Resolved (11:00) – 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. A 1.8 metre high solid screen shall be erected along the south-eastern edge of the proposed deck, the details of which shall be submitted to and agreed in writing with the Local Planning Authority before the deck is brought into use. The screen shall be retained thereafter.**

131 **APP/11/01207 - HUYTON ROBERTS SOLICITORS, 25 ALLPORT LANE, BROMBOROUGH, CH62 7HH - ERECTION OF A TWO-STOREY REAR EXTENSION, WITH PROVISION OF REAR ENTRANCE TO FIRST FLOOR. CHANGE OF USE FROM OFFICE TO RESIDENTIAL AT FIRST FLOOR IS PERMITTED DEVELOPMENT.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Eddie Boulton and seconded by Councillor Dave Mitchell it was:

**Resolved (11:00) – That the application be approved subject to the following condition;**

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

132 **APP/11/01262 - MINI MONSTERS FUNHOUSE, NEW HALL HOME AND GARDEN, CHESTER HIGH ROAD, THORNTON HOUGH, CH64 3TE - NEW ROOF CONSTRUCTION TO EXISTING AGRICULTURAL/ RECREATIONAL BUILDING.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Peter Johnson and seconded by Councillor Stuart Kelly it was:

**Resolved (11:00) – That the application be approved subject to the following condition;**

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

133 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 03/11/2011 AND 25/11/2011.**

The Acting Director of Regeneration, Housing and Planning submitted a report detailing applications delegated to him and decided upon between 03/11/2011 and 25/11/2011.

**Resolved** – That the report be noted.

134 **SEASONS GREETINGS BY THE CHAIR**

Councillor Elderton indicated that this was the final meeting of the Planning Committee before the New Year and wished all members and officers an enjoyable Christmas and a happy New Year and thanked all concerned for their work throughout the year. Councillor Denise Realey endorsed the Chairs good wishes and also thanked the officers for the two training sessions provided which had been most helpful to members.

---