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PLANNING COMMITTEE

Thursday, 16 February 2012

Present:

Councillor D Elderton (Chair)

Councillors	E Boulton	B Kenny
	W Clements	B Mooney
	P Johnson	D Realey
	D Mitchell	J Salter
	S Kelly	J Walsh

167 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on Tuesday 24 January, 2012.

Resolved - That the minutes be received.

168 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 Peter Johnson declared a prejudicial interest in respect of APP/12/00012 – Melrose, 90 Oldfield Road, Heswall. CH60 6SG – Proposed replacement dwelling and associated landscape works (minute no 177 refers) by virtue of his and his wife's ownership of the land in question.

Councillor Peter Johnson declared a personal interest in respect of APP/12/00039 – 36 Pipers Lane, Heswall, CH60 9HW – Alterations to existing conservatory including formation of a balcony above (minute no 178 refers) by virtue of the application being submitted by a ward colleague.

Councillor Joe Walsh declared a personal interest in respect of APP/11/00874 – The Croft Retail and Leisure Park, Welton Road, Bromborough, CH62 3PN – Reconfiguration of the former bowl unit, existing inline units and part of the existing cinema unit to create A1 non-food retail space, and A3 restaurant and a reconfigured cinema unit (D2 use), along with replacement of the four in-line units by three new units within the car park (A1(D) (the sale of sandwiches and cold food for consumption off the premises), A3 and A5 use) and one new unit at the southern end (minute no 170 refers) by virtue of his daughter being an employee of Odeon Cinema, Bromborough.

169 **REQUESTS FOR SITE VISITS**

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

The following requests for site visits were unanimously approved:-

APP/11/00874 - THE CROFT RETAIL AND LEISURE PARK, WELTON ROAD, BROMBOROUGH, CH62 3PN- RECONFIGURATION OF THE FORMER BOWL UNIT, EXISTING IN-LINE UNITS AND PART OF THE EXISTING CINEMA UNIT TO CREATE A1 NON-FOOD RETAIL SPACE, AN A3 RESTARANT AND A RECONFIGURED CINEMA UNIT (D2 USE), ALONG WITH REPLACEMENT OF THE FOUR IN-LINE UNITS BY THREE NEW UNITS WITHIN THE CAR PARK (A1(D) (THE SALE OF SANDWICHES AND COLD FOOD FOR CONSUMPTION OFF THE PREMISES), A3 AND A5 USE) AND ONE NEW UNIT AT THE SOUTHERN END. (Councillor Mitchell).

APP/11/01441 - HONISTER, RABY DRIVE, RABY MERE, CH63 0NQ – RETROSPECTIVE PLANNING APPLICATION FOR THE DEMOLITION OF A CARPORT, PROPOSED SINGLE STOREY EXTENSION, PROPOSED 2-STOREY GARAGE WITH HOME OFFICE WITH THE INSERTION OF A 4 VELUX ROOFLIGHTS AND A FLUE TO THE REAR ELEVATION OF THE GARAGE. (AMENDMENT TO APP/2010/00606) (Councillor Boulton).

APP/11/01520 - REDWOOD, 18 FARR HALL DRIVE HESWALL, CH60 4SH- DEMOLITION OF EXISTING BUNGALOW AND GARAGE AND REPLACEMENT WITH A NEW 2 STOREY HOUSE WITH A FLAT ROOF, BASEMENT AND DOUBLE GARAGE (DETACHED), NEW DRIVEWAY AND AMENDED FRONT ENTRANCE FROM FARR HALL DRIVE. (AMENDED DESCRIPTION). (Councillor Johnson).

APP/11/01525- BEACON COTTAGE,4 MOORLAND CLOSE, GAYTON, CH60 0EL - TWO STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION OVER GARAGE. (Councillor Johnson).

- 170 APP/11/00874 - THE CROFT RETAIL AND LEISURE PARK, WELTON ROAD, BROMBOROUGH, CH62 3PN - RECONFIGURATION OF THE FORMER BOWL UNIT, EXISTING IN-LINE UNITS AND PART OF THE EXISTING CINEMA UNIT TO CREATE A1 NON-FOOD RETAIL SPACE, AN A3 RESTAURANT AND A RECONFIGURED CINEMA UNIT (D2 USE), ALONG WITH REPLACEMENT OF THE FOUR IN-LINE UNITS BY THREE NEW UNITS WITHIN THE CAR PARK (A1(D) (THE SALE OF SANDWICHES AND COLD FOOD FOR CONSUMPTION OFF THE PREMISES), A3 AND A5 USE) AND ONE NEW UNIT AT THE SOUTHERN EN

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

Resolved – That consideration of the item be deferred for a formal site visit.

- 171 APP/11/01027 - TELESCOPE TECHNOLOGIES, 1 MORPETH WHARF, BIRKENHEAD, CH41 1LE - CHANGE OF USE FROM OFFICE AREAS INTO

STAFF FACILITIES TO INCLUDE A GYMNASIUM & FITNESS AREA FOR THE EXCLUSIVE USE OF EMPLOYEES.

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

On a motion by Councillor John Salter 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 gymnasium and studio uses together with their associated facilities (changing rooms etc.) hereby approved shall only be open for use by employees of those businesses located on Morpeth Wharf, Egerton Wharf and Tower Wharf or by individuals employed by Tipo Ltd. The facilities hereby approved shall not be open for use by members of the general public.
3. The administrator of the site shall maintain an up to date register of the names of all people using the facilities and addresses of their related place of work. The register shall be made available at all reasonable times for inspection by officer of the Local Planning Authority.
4. Use of the facilities hereby approved shall permanently cease if the associated business premises ceases to be used for employment purposes.
5. The gym area and free weights area at ground floor level together with the associated changing facilities and the studio at first floor level (as shown on Drawing No. 2 dated August 2011) shall be used for no other purpose within Class D2 of the schedule to the Town & Country planning (Use Classes) Order 1987 (including amendments at 2005, 2006 & 2010) or any subsequent Order or statutory provision revoking or re-enacting that Order.
6. The staff facilities hereby approved and shown at ground floor level as a gym and free weights area (together with associated changing facilities) shall be located within the building as shown on the approved plan (Drawing No. 2 August 2011) and shall not exceed 164 square metres in area (measured internally) and the studio at first floor level shall also be located within the building as shown on the approved plan (Drawing No.2 dated August 2011 and shall not exceed 72 square meters in area (measured internally).

172 APP/11/01248 - BOGANS CARPETS, 790 BOROUGH ROAD, TRANMERE, CH42 9JG - SUB DIVIDE EXISTING UNIT TO CREATING 2 NO. UNITS (A1) INCLUDING MODIFICATIONS TO FRONT AND SIDE ELEVATIONS, CONSTRUCTION OF A NEW ACCESS RAMP AND ATM MACHINE.

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

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

Resolved (9:2) - 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. Within three months of the first occupation of the units hereby permitted, the obsolete vehicular accesses onto Borough Road shall be reinstated to standard levels and retained as such thereafter.

173 APP/11/01301 - HARBISON-WALKER REFRACTORY, DOCK ROAD SOUTH, BROMBOROUGH, CH62 4SQ - EXISTING STORAGE AREA CLAD WALLS & ROOF TO BE REMOVED AND REPLACED WITH NEW CLAD WALLS AND HIGHER LEVEL ROOF, THE ERECTION OF A 4,300²FT AND 17,000²FT EXTENSION TO SIDE AND REAR OF EXISTING STORAGE AREA AND ASSOCIATED WORKS.

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

On a motion by Councillor Mitchell and seconded by Councillor Kenny 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. Before any construction commences, samples of the facing and roofing 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 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.
4. Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing by the Local Planning Authority.

174 APP/11/01441- HONISTER, RABY DRIVE, RABY MERE, CH63 0NQ - RETROSPECTIVE PLANNING APPLICATION FOR THE DEMOLITION OF A CARPORT, PROPOSED SINGLE STOREY EXTENSION, PROPOSED 2-STOREY GARAGE WITH HOME OFFICE WITH THE INSERTION OF 4 VELUX ROOFLIGHTS AND A FLUE TO THE REAR ELEVATION OF THE GARAGE. (AMENDMENT TO APP/2010/00606).

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

Resolved – That consideration of the item be deferred for a formal site visit.

- 175 APP/11/01520 - REDWOOD, 18 FARR HALL DRIVE, HESWALL, CH60 4SH - DEMOLITION OF EXISTING BUNGALOW AND GARAGE AND REPLACEMENT WITH A NEW 2 STOREY HOUSE WITH A FLAT ROOF, BASEMENT AND DOUBLE GARAGE (DETACHED), NEW DRIVEWAY AND AMENDED FRONT ENTRANCE FROM FARR HALL DRIVE. (AMENDED DESCRIPTION).

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

Resolved – That consideration of the item be deferred for a formal site visit

- 176 APP/11/01525 - BEACON COTTAGE, 4 MOORLAND CLOSE, GAYTON, CH60 0EL - TWO STOREY REAR EXTENSION. FIRST FLOOR SIDE EXTENSION OVER GARAGE.

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

Resolved – That consideration of the item be deferred for a formal site visit.

- 177 APP/12/00012 - MELROSE, 90 OLDFIELD ROAD, HESWALL, CH60 6SG - PROPOSED REPLACEMENT DWELLING AND ASSOCIATED LANDSCAPE WORKS.

Councillor Johnson left the meeting.

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

On a motion by Councillor Realey and seconded by Councillor Mooney it was

Resolved (9:0) (1 abstention) - 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 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re- enacting the provisions of that Order), no garages,

outbuildings or other extensions to a dwelling shall be erected unless expressly authorised in writing by the Local Planning Authority.

4. The windows to the south side facing elevation shall be obscurely glazed prior to first occupation and shall be retained as such thereafter.

178 12/00039 - 36 PIPERS LANE, HESWALL, CH60 9HW - ALTERATIONS TO EXISTING CONSERVATORY INCLUDING FORMATION OF BALCONY ABOVE.

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

On a motion by Councillor Clements and seconded by Councillor Kelly 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.

179 APP/11/01431 - 34 PALM GROVE, CLAUGHTON, CH43 1TF - TWO STOREY SIDE AND REAR EXTENSION, SINGLE STOREY FRONT EXTENSION, PORCH AND DETACHED GARAGE.

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

On a motion by Councillor Johnson and seconded by Councillor 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 25 January, 2012.

3. Before the development hereby permitted is begun, full details of a planting scheme, to be placed between the front boundary and the detached garage hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the development is brought in to use and shall be retained as such thereafter.

4. Prior to the extension being brought in to use, the windows in the south facing elevation of the two storey side extension hereby permitted shall be obscurely glazed and non-opening to a minimum height of 1.7 meters from the internal finished floor level, and shall be retained as such thereafter.

180 APP/11/01492 - SURFERS RESTAURANT, 136-140 BANKS ROAD, WEST KIRBY, CH48 0RF - ERECTION OF A SINGLE-STOREY FRONT EXTENSION.

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

On a motion by Councillor Johnson and seconded by Councillor Mitchell 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 premises shall be closed between the hours of 2300 hours and 1200 hours.
3. Before any construction commences, details of the materials and colour coatings 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 and retained thereafter.

181. **APP/11/01500 - 43 RHODESWAY, GAYTON, CH60 2UA - SINGLE STOREY REAR AND SIDE EXTENSIONS, EXTENSION TO FRONT PORCH AND ALTERATIONS/ADDITIONS TO THE ROOF AT FRONT AND REAR.**

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

On a motion by Councillor Boulton and seconded by Councillor Mitchell 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.

182. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 13/01/2012 AND 05/02/2012.**

The Acting Director of Regeneration, Housing and Planning submitted a report detailing applications delegated to him and decided upon between 13/01/2012 and 05/02/2012.

Resolved - That the report be noted.
