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PLANNING COMMITTEE

Thursday, 18 April 2013

Present: Councillor B Mooney (Chair)

Councillors E Boulton P Hayes
S Kelly S Foulkes
J Walsh A Leech
W Clements

Deputies: Councillors C Povall
S Whittingham
I Williams

260 MINUTES

The Strategic Director Transformation and Resources submitted the minutes of the meeting held on 21 February 2013.

It was suggested that a correction be made to draft minute 252 to record that the application was refused.

Resolved – That the minutes be received.

261 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked to declare any disclosable pecuniary or non pecuniary interests in connection with any item(s) on the agenda and state the nature of the interest.

Councillor Anita Leech declared a personal interest in respect of item 6 by virtue of her grandchildren attending St George's School and her being a resident of the road in question.

262 REQUESTS FOR SITE VISITS

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

The following requests were unanimously approved:

APP/12/01180: Tesco Express, 9-15 Upton Road, Claughton, CH41 0DE - Change of use to first and second floors to create 10 apartments

including inserting new windows and roof lights and dormers (amended plans received)

APP/13/00077: 4 Holm Lane, Oxton, CH43 2HP - Demolition of existing residential property, construction of a 2 storey children's nursery for 45 children with secure rear teaching area, parking for 10 spaces in forecourt

DPP4/13/00261: Play area Epson Road Leasowe Wirral CH46 1PT - Installation of a children's fixed play area at Reedlands Estate. Proposal includes play equipment, associated safer surfacing and minor landscape works.

APP/13/00139: Green Lodge Hotel, Stanley Road, Hoylake, CH47 1HW - The installation of seating structures and a play area.

APP/13/00234: Milford, 125 Frankby Road, Newton, CH48 9UT - Ground and first floor rear extension with loft conversion

263 **APP/12/01180: TESCO EXPRESS, 9-15 UPTON ROAD, CLAUGHTON, CH41 0DE - CHANGE OF USE TO FIRST AND SECOND FLOORS TO CREATE 10 APARTMENTS INCLUDING INSERTING NEW WINDOWS AND ROOF LIGHTS AND DORMERS (AMENDED PLANS RECEIVED)**

Resolved- That consideration of this item be deferred for a formal site visit.

264 **APP/12/01183: WAVERLEY RESIDENTIAL HOME, 251 PRICE STREET, BIRKENHEAD, CH41 3SS - PARTIAL DEMOLITION AND CONVERSION INCLUDING PROPOSED EXTENSIONS OF FORMER CARE HOME INTO 14NO APARTMENTS, CONSTRUCTION OF 2NO TWO STOREY HOUSES AND 2NO BUNGALOWS, CAR PARK, ACCESSED FROM PRICE STREET**

The Strategic Director of Regeneration, Housing and Environment submitted the above application for consideration.

On a motion by Councillor Boulton and seconded by Councillor Foulkes it was:

Resolved (11:0) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21 November 2012 and listed as follows: drawing numbers 12-063-110 (dated Sep '12), 12-**

063-120 (Aug '12), 12-063-121 (Aug '12), 12-063-125 (Sep '12), 12-063-126 (Aug '12), 12-063-127 (Sep '12).

3. 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.

4. 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.

5. The areas so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

265 DPP4/12/01491: ST GEORGES PRIMARY SCHOOL, CLAREMOUNT ROAD, LISCARD, CH45 6UE - PROPOSED CLASSROOM AND SPORTS HALL EXTENSIONS.

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

A Petitioner addressed the meeting

The Applicant addressed the meeting

On a motion by Councillor Foulkes and seconded by Councillor Walsh it was;

Resolved (10:1) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 07 January 2013 and listed as follows: drawing numbers 7846/08 (dated November 2012), 7846/20, 7846/21, 7846/22, 7846/23 (dated December 2012) 7846/7 (dated January 2013), 7846/100 (dated April 13), 903/101 rev A (dated 16-04-13)

3. Before any construction commences, details of the facing, roofing and glazing materials and finishes 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.

4. 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.

5. Activities within sports hall building shall only be permitted between 0800 - 2100 hours Mondays to Fridays and 1000 - 1800 hours on Saturdays, with the premises cleared within 30 minutes after these times.

6. The sports hall authorised by this permission shall not be occupied until the local planning authority has approved in writing a full scheme of works to provide waiting restrictions at the junction of Claremount Road with Taunton Road, Liscard. The occupation of the sports hall element of the development shall not begin until those works have been completed in accordance with the local authority's approval and have been certified in writing as complete by or on behalf of the local planning authority. This shall be retained thereafter.

7. Details of a landscaping scheme including specifications of the quantity, size, species, position and the proposed time of planting of all trees, and details of a trellis adjacent to the proposed classroom elevation shall be submitted and the site shall be suitably landscaped in accordance with the details approved in writing by the Local Planning Authority during the first available planting season following completion of the development hereby approved. Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced by trees and shrubs of similar species during the next available planting season.

8. Prior to the commencement of development, a landscape management plan for the landscaping proposed under condition 7 shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include long term objectives, management responsibilities and maintenance schedules for all landscape areas. The application site shall be managed in accordance with the measures and timescales set out in the approved management plan unless otherwise first agreed in writing by the Local Planning Authority.

266 APP/12/01506: LAND EAST OF HILLBARK ROAD, FRANKBY, WIRRAL, CH48 1NU - CHANGE OF USE OF LAND FOR GRAZING OF HORSES, ERECTION OF STABLES, CONSTRUCT HARD STANDING AND ALTERATIONS TO ENTRANCE FROM HILLBARK ROAD (AMENDMENT OF APP/12/01112) (AMENDED PLAN)

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

On a motion by Councillor Foulkes and seconded by Councillor Walsh it was:

Resolved (11:0) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27 February 2013 and listed as follows: 2647/1 Revision D (dated 6th August 2012); 2647/2 Revision A (dated 18th February 2013).**
- 3. Before any construction commences, details 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 details shall then be used in the construction of the development and retained as such thereafter.**
- 4. No part of the development shall be brought into use until the visibility splays at the proposed junction with Hillbark Road shown on drawing no.2647/1 Revision D have been completed to the written satisfaction of the Local Planning Authority. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.**
- 5. No development shall commence a scheme of Reasonable Avoidance Measures (RAM) relating to protected species has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in full in a timescale to be agreed in writing by the Local Planning Authority**
- 6. No construction shall take place outside the hours of 08:00 and 18:00 and any excavations left open overnight shall have a means of escape provided. All building materials, especially those containing lime, shall be stored where badgers cannot access.**
- 7. Prior to the development hereby approved being brought in to use, the caravan currently on site shall be permanently removed and no other caravans shall be sited on the land at any time.**
- 8. Notwithstanding the existing field shelter currently on site, no other field shelters, chattels or other temporary structures shall be sited on the land.**

9. No development shall commence until details of the materials to be used for the car parking area have been submitted to and agreed in writing with the Local Planning Authority. The car park shall be constructed in accordance with the approved details and retained as such thereafter.

267 **APP/12/01520: SEABANK MEDICAL CENTRE, 213-215 SEABANK ROAD, NEW BRIGHTON, CH45 1HE - EXTERNAL AND INTERNAL RENOVATION TO PROPOSED 'ONE TO ONE' BIRTH CENTRE, INSTALLATION OF 2NO. AIR CONDITIONING UNITS AND SOLAR PANELS. EXISTING SEABANK ROAD ENTRANCE CLOSED AND RE-SITED WITH ELEVATION REDESIGNED AT GROUND FLOOR LEVEL.**

The Strategic Director of Regeneration and Environment 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 Kelly and seconded by Councillor Clements it was:

Resolved (10:1) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21 December 2012 and listed as follows: 2012.019.E01 (dated 02.09.12); 2012.019.E02 (dated 02.09.12); 2012.019.P02 (dated 02.09.12); 2012.019.E03 (dated 02.09.12); 2012.019.P03 (dated 02.09.12); 2012.019.E04 (dated 02.09.12); 2012.019.P04 (dated 02.09.12); 2012.019.E05 (dated 02.09.12); 2012.019.P05 (dated 02.09.12); 2012.019.P06 (dated 02.09.12).

268 **OUT/13/00021: LAND OPPOSITE 29 DEVONSHIRE ROAD, WEST KIRBY, CH48 7HR - OUTLINE APPLICATION FOR TWO DETACHED HOUSES ON LAND OPPOSITE 29 DEVONSHIRE ROAD, WEST KIRBY**

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

A Petitioner addressed the meeting

A Ward Councillor addressed the meeting

On a motion by Councillor Walsh and seconded by Councillor Williams it was:

Resolved (10:1) 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 or two years from the date of the approval of the last of the reserved matters, whichever is the later.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) Layout**
- (b) Scale**
- (c) Appearance**
- (d) Access and**
- (e) Landscaping**

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

3. 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.

4. The detailed plans submitted as reserved matters shall include a survey of existing and proposed ground levels, sections across the site and details of the finished slab level for each property. The ground levels across the site and finished slab levels for each property shall be as per the approved plans.

5. The detailed landscaping plans submitted as reserved matters shall include:

- (i) details of boundary treatments and hard surfaces**
- (ii) the location, size and species of all trees to be planted**
- (iii) the location, size, species and density of all shrub and ground cover planting**
- (iv) a schedule of implementation**

6. Prior to commencement of development details of a surface water

management plan shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in full in accordance with the agreed plan and retained as such thereafter.

7. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 23 January 2013 and listed as follows: drawing number B100 Revision B (dated Jan 2013)

8. BEFORE ANY DEVELOPMENT COMMENCES AND PRIOR TO FIRST OCCUPATION OF THE DWELLINGS HEREBY APPROVED, details of a turning area to be constructed so that a vehicle may conveniently turn within the curtilage of the site so as to exit the site in a forward direction shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained as such and be kept clear from any obstruction and available for turning purposes at all times.

269 **APP/13/00061: UNUSED LAND, HAMILTON ROAD, WALLASEY, CH45 9JF - ERECTION OF 32 NEW 2 BED FLATS IN 2 BLOCKS AT FORMER MOUNT PRIMARY SCHOOL SITE. AMENDED LOCATION**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Leech and seconded by Councillor Povall it was:

Resolved (11:0) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 01 February 2013 and listed as follows: drawing numbers 2047-160 (dated 16/01/2013), 2047-151, 2047-152, 2047-154, 2047-155, 2047-156, 2047-157, 2047-158, 2047-159, (dated 17/01/13). An amended proposed site plan was received 26 February 2013 reference 2047-150-A (dated 16/01/2013).
3. 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.
4. The first floor windows facing north and serving kitchens (as indicated on drawing references 2047-152 and 2047-156) shall not be glazed otherwise than with obscured glass and fixed shut or top hung, opening above 1.7 metres

above finished floor level, and thereafter be permanently retained as such.

5. Prior to the commencement of development, 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 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 Local Planning Authority.

6. The areas so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

7. 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.

8. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved 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 retained thereafter.

9. No part of the development shall be brought into use until the existing vehicular crossings and/or vehicular accesses rendered obsolete by the development hereby approved, including the vehicular access adjacent to 119 Mount Road have been reinstated to standard footway levels in accordance with details to be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme and shall be retained as such thereafter.

10 .No part of the development shall be brought into use until the redundant school warning signs and school keep clear markings rendered obsolete by the development hereby approved have been removed in accordance with details to be submitted to and approved in writing by the local planning authority.

11. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the drainage system has

been constructed and completed in accordance with the approved plans.

- 270 **APP/13/00077: 4 HOLM LANE, OXTON, CH43 2HP - DEMOLITION OF EXISTING RESIDENTIAL PROPERTY, CONSTRUCTION OF A 2 STOREY CHILDREN'S NURSERY FOR 45 CHILDREN WITH SECURE REAR TEACHING AREA, PARKING FOR 10 SPACES IN FORECOURT**

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

- 271 **APP/13/00139: GREEN LODGE HOTEL, STANLEY ROAD, HOYLAKE, CH47 1HW - THE INSTALLATION OF SEATING STRUCTURES AND A PLAY AREA.**

Resolved – That the application be deferred for a formal site visit.

- 272 **ANT/13/00254: ADOPTED FOOTWAY ON HOYLAKE ROAD, MORETON, WIRRAL CH46 6DQ - REMOVAL OF EXISTING 11.8M SLIM-LINE STREET WORKS COLUMN AND INSTALLATION OF A REPLACEMENT 12.5M SLIM-LINE STREETWORKS COLUMN AND 2 ADDITIONAL EQUIPMENT CABINETS AND ANCILLARY WORKS.**

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

On a motion by Councillor Foulkes and seconded by Councillor Walsh it was:

Resolved (10:1) That the application be approved

- 273 **DPP4/13/00261: PLAY AREA EPSON ROAD LEASOWE WIRRAL CH46 1PT - INSTALLATION OF A CHILDREN'S FIXED PLAY AREA AT REEDLANDS ESTATE. PROPOSAL INCLUDES PLAY EQUIPMENT, ASSOCIATED SAFER SURFACING AND MINOR LANDSCAPE WORKS.**

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

- 274 **APP/13/00364: 7 ALLANGATE CLOSE, GREASBY, CH49 3QN- SINGLE STOREY REAR EXTENSION AND CONSERVATORY**

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

On a motion by Councillor Boulton and seconded by Councillor Povall it was:

Resolved (11:0) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 18 March 2013 and listed as follows: 47_2013_01 dated 12.03.2013**
- 3. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.**

275 APP/13/00215: 12 BIRCH CLOSE, OXTON, CH43 5XE - TWO-STOREY SIDE EXTENSION, REAR CONSERVATORY AND FRONT PORCH

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

On a motion by Councillor Povall and seconded by Councillor Povall it was:

Resolved (11:0) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 20 March 2013 and listed as follows: drawing number 25_2013_01 (dated 13.02.2013)**

276 APP/13/00234: MILFORD, 125 FRANKBY ROAD, NEWTON, CH48 9UT - GROUND AND FIRST FLOOR REAR EXTENSION WITH LOFT CONVERSION

Resolved – That the application be deferred for a formal site visit.

277 APP/13/00241: OAKMERE, 50 SPITAL ROAD, BEBINGTON, CH63 9AR - ERECTION OF GROUND AND FIRST FLOOR EXTENSIONS AND ALTERATIONS TO EXISTING SWIMMING POOL ENCLOSURE.

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

On a motion by Councillor Boulton and seconded by Councillor Hayes it was:

Resolved (11:0) 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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 26 February 2013 and listed as follows: 07_2013_01, 02 and 03 dated 31 January 2013.**

278 PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 09/03/2013 AND 03/04/2013

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications delegated to him and decided upon between 09/03/2013 and 03/04/2013.

Resolved – That the report be noted.

279 PLANNING APPEALS DECIDED BETWEEN 09/03/2013 AND 03/04/2013

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided upon between 09/03/2013 and 03/04/2013.

Resolved – That the report be noted.

280 ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR

Councillor Eddie Boulton enquired about information he had requested in the previous Committee, he was assured that this is in progress.

Councillor Steve Foulkes requested that the Committee be updated at the next Committee meeting about Eric Pickles recent announcement regarding planning regulations.

Councillor Anita Leech enquired about residents being made aware of proposed planning applications in their area. The Development Control Manager informed Members about the various methods adopted by the Department in order to ensure statutory guidelines are complied with.

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