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PLANNING COMMITTEE

Wednesday, 7 May 2014

Present: Councillor B Mooney (Chair)

Councillors D Realey J Walsh
D Elderton I Williams
S Kelly E Boulton
P Brightmore W Clements
S Foulkes P Hayes
A Leech S Mountney

256 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 16 April 2014.

Resolved – That the minutes be approved.

257 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 items on the agenda and to state the nature of the interest.

No such declarations were made.

258 REQUESTS FOR SITE VISITS

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

The following requests were unanimously approved:

APP/14/00219: 20 TENBY DRIVE, MORETON, CH46 0QA – DEMOLITION OF EXISTING GARAGE AND ERAECTION OF DETACHED DOUBLE GARAGE.

APP/13/01234: COPPINS HEY, 8 WOODLANDS DRIVE, BARNSTON, CH61 1AL – DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF 2 NEW DWELLINGS (AMENDED PLANS)

259 **APP/13/01211: 4 SYLVANDALE GROVE, BROMBOROUGH, CH62 2AG - DOUBLE STOREY SIDE EXTENSION**

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

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

Resolved (13:0) 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 2 April 2014 and listed as follows: drawing nos. 132_2013_01 and 02 dated 28 March 2014.**
- 3. All new glazing in the south-east facing elevation shall be obscure and non-opening up to a height of 1.7 metres from the internal finished floor level and shall remain as such thereafter.**

260 **APP/13/01507: 361 CLEVELAND STREET, BIRKENHEAD, CH41 4JW - CHANGE OF USE TO 2 FLATS.**

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

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

Resolved (13:0) That the application be refused on the following grounds:

- 1. The proposal would conflict with the provisions of Policy EM8 in the Wirral Unitary Development Plan which makes provision for employment uses in Use Class B1, B2 or B8 and reconstruction, extension or expansion of existing businesses, and is also contrary to the National Planning Policy Framework and Policy CS17 'Protection of Employment Land' in the Core Strategy for Wirral – Proposed Submission Draft because the submitted evidence does not demonstrate that there is no reasonable prospect of the site being used for these purposes.**

2. The proposal would be detrimental to the purpose and character of the area and could perpetuate the establishment of noise sensitive development to detriment neighbouring businesses. This could set an undesirable precedent that could undermine sustainable economic growth and employment opportunity if replicated elsewhere within the Primarily Industrial Area. This is contrary to the intentions of Policy EM8: Development within Primarily Industrial Areas and Policy PO4: Noise Sensitive Development in the Wirral Unitary Development Plan and the National Planning Policy Framework.

261 **OUT/14/00022: BURTONS FOODS, PASTURE ROAD, MORETON, CH46 8SE - DEMOLITION OF THE EXISTING BUILDINGS AND STRUCTURES TO FACILITATE MIXED-USE DEVELOPMENT COMPRISING RESIDENTIAL(CLASS C3) AND EMPLOYMENT (CLASS B1, B2 & B8) USES, ERECTION**

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

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

Resolved (12:1) That the application be refused on the following grounds:

1. The proposal would conflict with the provisions of Policy EM8 in the Wirral Unitary Development Plan which makes provision for employment uses in Use Class B1, B2 or B8 and reconstruction, extension or expansion of existing businesses, and is also contrary to the National Planning Policy Framework and Policy CS17 'Protection of Employment Land' in the Core Strategy for Wirral – Proposed Submission Draft because the submitted evidence does not demonstrate that there is no reasonable prospect of the site being used for these purposes.

2. The proposal would be detrimental to the purpose and character of the area and could perpetuate the establishment of noise sensitive development to detriment neighbouring businesses. This could set an undesirable precedent that could undermine sustainable economic growth and employment opportunity if replicated elsewhere within the Primarily Industrial Area. This is contrary to the intentions of Policy EM8: Development within Primarily Industrial Areas and Policy PO4: Noise Sensitive Development in the Wirral Unitary Development Plan and the National Planning Policy Framework.

3. The site is located within Flood Zones 2 and 3 as shown on the Environment Agency's Flood Map and it has not been adequately demonstrated that the development could not be accommodated on reasonably available sites in an area with a lower probability of flooding. This

is contrary to the National Planning Policy Framework paragraph 101, National Planning Policy Guidance, paragraphs 18 and 19 and Policy CS34 'Flood Risk & Coast Protection' in the Core Strategy for Wirral – Proposed Submission Draft.

262 **APP/14/00219: 20 TENBY DRIVE, MORETON, CH46 0QA - DEMOLITION OF EXISTING GARAGE AND ERECTION OF DETACHED DOUBLE GARAGE**

Resolved – That consideration of this application be deferred for a formal site visit.

263 **APP/14/00277: INGLEWOOD COTTAGE, INGLEWOOD, MORETON, CH46 0SD - CONVERT BUNGALOW TO A HOUSE WITH FIRST FLOOR**

Resolved – That this item be withdrawn in order to obtain further information

264 **APP/14/00348: 135 SEABANK ROAD, EGREMONT, CH45 7QL - PROPOSED REAR SINGLE STOREY EXTENSION. NEW PEDESTRIAN AND VEHICLE ACCESS GATES TO THE FRONT BOUNDARY.**

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

A Ward Councillor addressed the Committee

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

Resolved (11:2) 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 24 March 2014 and listed as follows: CLIFF/001/A REV A (21.02.14) , CLIFF/002/A REV A (21.02.14), CLIFF/003/A REV A (21.02.14), CLIFF/004/A REV A (21.02.14), CLIFF/005/A REV A (21.02.14) , CLIFF/006/A REV A (21.02.14) , CLIFF/007/A REV A (21.02.14) , CLIFF/008/A REV A (21.02.14), CLIFF/008/A REV A (21.04.14), CLIFF/005/D REV A (09.03.14) and CLIFF/010/A REV A (10.04.14).

3. The new vehicle and pedestrian gates DRG CLIFF/004/A REV A (21.02.14) on the front boundary facing Seabank Road shall only open inwards onto the site and this function shall remain thereafter.

4. No part of the development shall be brought into use until the existing vehicular access at 135 Seabank 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 within 3 months of commencement.

265 **APP/13/01234: COPPINS HEY, 8 WOODLANDS DRIVE, BARNSTON, CH61 1AL - DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 NEW DWELLINGS (AMENDED PLANS).**

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

266 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 07/04/2014 AND 29/04/2014**

The Strategic Director for Regeneration and Environment submitted a report detailing planning applications planning applications decided under delegated powers between 7 and 29 April 2014.

Resolved – That the report be noted

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