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PLANNING COMMITTEE

Thursday, 18 December 2014

Present:

Councillor A Leech (Chair)

Councillors	D Realey	D Elderton
	P Brightmore	E Boulton
	M Daniel	P Hayes
	C Spriggs	K Hodson
	J Walsh	S Kelly
	I Williams	P Cleary

95 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 20 November 2014.

Resolved – That the minutes be approved.

96 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

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

No such declarations were made.

97 REQUESTS FOR SITE VISITS

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

The following requests were unanimously approved:

OUT/14/01152: 64A Stanley Road, Hoylake, CH47 1HZ- Demolition of existing dwelling and erection of two dwellings.

APP/14/01211: 7-9 Rose Mount, Oxton, CH43 5SG - Amended Description: Variation of condition 3 of APP/11/00283 and condition 1 of APP/12/00622 to vary hours of operation as follows: Monday to Thursday to open at 0900 with last entry at 2330 and trading shall cease

at 0000 (midnight) with the premises closed to the public at 0030; On Fridays and Saturdays to open at 0900 with last entry at 2330 and trading shall cease at 0100 with the premises closed to the public at 0130; and on Sundays to open at 0900 with last entry at 2300 and trading shall cease at 2330 with the premises closed to the public at 0000 (Midnight)

APP/14/01294: 12 Hawthorne Drive, Newton, CH48 9XJ – Proposed subdivision of ownership land into two plots creating an additional plot for construction of a new build 2 x bedroom bungalow (amended description)

APP/14/01313:Ridgeway High School, NOCTORUM AVENUE, NOCTORUM, CH43 9EB - New three storey Secondary school building with new separate Sports Hall. Provision of associated landscaping works, sprinkler tank facility, car & cycle parking, fencing, lighting and CCTV facilities. Demolition of existing school building following completion of new school building.

APP/14/01333: Garage rear of, 18 Rullerton Road, Liscard – Site redevelopment and change of use of a car mechanics garage, and first floor offices to create 13 new residential unite (amended description)

98 **APP/14/00708: LAND TO THE REAR OF 24 PINE WALKS, PRENTON, CH42 8NE - THE ERECTION OF 6 DWELLINGS AT LAND TO THE REAR OF 24 PINE WALKS (AMENDED NUMBER OF DWELLINGS AND AMENDED LAYOUT)**

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

A Ward Councillor addressed the Committee

On a motion by Councillor Realey and seconded by Councillor Hodson 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 as amended by the local planning authority on**

24/09/14 and listed as follows: L(02) 001 dated 17.09.14, L(01) 001 dated 21.6.13, L(04) 101, L(04) 103, L(04) 102, L(04) 107, L(04) 105, L(04) 106 dated 23.5.1, L(05) 001 dated 29.8.14 and L(02) 002 dated 21.6.13

3. No development shall take place until 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. Prior to the first occupation of the development details of a scheme for all boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

5. 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.

7. No development shall take place 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. The approved scheme shall be implemented in full in the first planting season following first occupation of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

8. 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 agreed in writing by the Local Planning Authority.

9. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees or hedges shown to be retained on the submitted details (Tree Survey and Implications Assessment dated May 2013). Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

10. Notwithstanding the submitted details, no development shall take place until full details of all fencing, walls, gateways and means of enclosure has been submitted to and approved by the Local Planning Authority. The fencing shall be implemented in full prior to the first occupation of the development hereby granted permission, in accordance with the details so approved, and shall be retained as such thereafter.

11. Notwithstanding the submitted details showing the site sections, No development shall take place until a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out in accordance with the approved details.

12. No development shall take place 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.

13. No development shall take place until a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) has been submitted to and approved by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with

the approved details.

14. Before the development is commenced an up to date Habitat Survey shall be carried out to assess the nature conservation interest of the site and this survey, together with a scheme of mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in full in an agreed timescale.

15. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

16. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

99 **APP/14/01002: 39A MARKET STREET, HOYLAK, CH47 2BG - USE OF OUTBUILDING AS ANCILLARY**

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

The Lead Petitioner addressed the Committee.

A Ward Councillor addressed the Committee.

On a motion by Councillor Brightmore and seconded by Councillor Hodson it was:

Resolved (12:1) 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 06 October 2014 and listed as follows: drawing number 14/18/01 (dated August '14)

3. The use of the outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the property known as 39A Market Street and shall not be used as a separate unit of accommodation without the prior written approval of the local planning authority.

100 APP/14/01018: QUEENS HOTEL, 1 PARK ROAD EAST, BIRKENHEAD, CH41 4BB - CHANGE OF USE OF FIRST AND SECOND FLOOR OF PUBLIC HOUSE INTO A LARGE HOUSE OF MULTIPLE OCCUPANCY CONSISTING OF 16 BEDROOMS AND ASSOCIATED ALTERATIONS (AMENDED DESCRIPTION).

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

On a motion by Councillor Elderton and seconded by Councillor Boulton 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 01 August 2014 and 2 December 2014 and listed as follows: 131_2014_01 (Dated 18.07.2014) & 131_2014_02 REV. B. (Dated 24.09.2014).

3. No development shall take place until details of secure parking provision for cycles have been submitted to and approved in writing by the Local Planning Authority. Such provision as may be approved shall be provided before the building(s) hereby permitted is/are occupied and shall be retained permanently thereafter.

4. Prior to commencement of development a noise survey relating to the impact of road noise on the proposed use shall be submitted to and agreed in

writing with the Local Planning Authority. If the noise survey identifies any dwellings being in noise category B or C then a scheme of noise insulation shall be submitted to and agreed in writing. The agreed noise insulation scheme shall be implemented in full prior to first occupation and retained as such thereafter.

5. No occupation or use of the development shall take place until arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

6. The residential occupancy of the building subject of this planning permission shall, at any one time, be limited to 16 people.

101 **OUT/14/01152: 64A STANLEY ROAD, HOYLAKE, CH47 1HZ - DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO DWELLINGS**

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

102 **APP/14/01168: 36 GORSE LANE, NEWTON, CH48 8BH - REMOVE EXISTING DETACHED GARAGE. CONSTRUCT SINGLE STOREY FRONT AND SIDE EXTENSION TO FORM GARAGE (GARAGE ON EXISTING HARD-STANDING FOOTPRINT), UTILITY, EXTENSION TO LOUNGE AND COVERED PORCH. PART DEMOLITION AND CONVERSION OF CONSERVATORY TO HABITABLE USE. RAISED DECK AREA TO REAR. GENERAL INTERNAL ALTERATIONS. NEW BOUNDARY FENCE AND ACCESS GATES TO FRONT BOUNDARY OF PROPERTY (PART RETROSPECTIVE) AND PART INCLUSION OF LANE WITHIN RESIDENTIAL CURTILAGE.**

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

A Petitioner addressed the Committee

The Applicant addressed the Committee

A Ward Councillor addressed the Committee.

It was moved by Councillor Elderton and seconded by Councillor Hodson

“That the application be refused with regards to its height and prominent location to the front of the property adjacent to the highway. The boundary fence is unsympathetic to its surroundings and would result in an unacceptable visual intrusion on the character of the area, and as such is contrary to Policy HS11 of the Wirral Unitary Development Plan.”

The motion was put and lost (5:8)

It was then moved by Councillor Kelly and seconded by Councillor Realey

“that the application be approved”

The motion was put and carried (8:5)

Resolved (8:5) 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 17 September 2014 and listed as follows: Job No. ADXIV18, Drawing Numbers PL01, 02, 03, 04, 05, 06 and 15.**
- 3. The fence hereby permitted shall be painted or stained in a colour to be agreed in writing with the Local Planning Authority within one month from the date of this permission.**
- 4. Before the development hereby permitted is first occupied, the garage window in the north facing elevation shall be glazed with obscure glass only and the window shall be permanently maintained with obscure glazing at all times thereafter.**

103 **APP/14/01174: ALDI SUPERMARKET, 9 MAY ROAD, HESWALL, CH60 5RA - VARIATION OF CONDITION 2 ON PLANNING PERMISSION APP/07/5384: TO ENABLE THE STORE TO OPEN FROM 0800 TO 2200 HOURS MONDAY TO SATURDAY. SUNDAYS AND BANK HOLIDAYS WILL REMAIN UNALTERED (AMENDED DESCRIPTION).**

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

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

Resolved (12:1) That the application be approved subject to the following conditions:

- 1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.**
- 2. No deliveries shall take place outside the hours of 08.00 and 18:00 on any day.**
- 3. Delivery vehicles entering the site shall ensure that any refrigeration units on board the vehicle are switched off before arriving at the premises i.e. the car park.**
- 4. All engines of all delivery vehicles shall be switched off in the car park whilst loading and unloading.**
- 5. There shall be no more than 4 delivery vehicles a day to the premises.**
- 6. The premises shall be closed between 22.00 hours and 08.00 hours Monday to Saturday, between 17.00 hours and 10.00 hours on Sundays and between 17.00 and 09.00 hours on Bank Holidays.**

104 **APP/14/01201: UNIT 1 ALDI, 360 WOODCHURCH ROAD, PRENTON, CH42 8PG - VARIATION OF CONDITION 6 OF APP/2007/6024 TO ENABLE THE STORE TO OPEN FROM 08:00-23:00 MONDAY TO SATURDAY. SUNDAY AND BANK HOLIDAY HOURS WILL REMAIN AT 11:00-17:00**

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

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

Resolved (11:2) That the application be approved subject to the following conditions:

- 1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.**
- 2. The gross retail floor space of the two buildings hereby permitted and as shown on the approved plans (Drawing No 104B) shall not exceed 3711 square metres.**
- 3. There shall be no further sub-division or creation of additional floor space within the buildings hereby permitted and as shown on the approved plans (Drawing Nos. 104B)**
- 4. The premises shall be closed between 23.00 hours and 08.00 hours Monday to Saturday, between 17.00 hours and 11.00 hours on Sundays and Bank Holidays.**
- 5. Servicing of the store shall only take place between 8am and 8pm Monday to Saturday and between 10am to 5pm on a Sunday.**

105 **APP/14/01211: 7-9 ROSE MOUNT, OXTON, CH43 5SG - AMENDED DESCRIPTION: VARIATION OF CONDITION 3 OF APP/11/00283 AND CONDITION 1 OF APP/12/00622 TO VARY HOURS OF OPERATION AS FOLLOWS: MONDAY TO THURSDAY TO OPEN AT 0900 WITH LAST ENTRY AT 2330 AND TRADING SHALL CEASE AT 0000 (MIDNIGHT) WITH THE PREMISES CLOSED TO THE PUBLIC AT 0030; ON FRIDAYS AND SATURDAYS TO OPEN AT 0900 WITH LAST ENTRY AT 2330 AND TRADING SHALL CEASE AT 0100 WITH THE PREMISES CLOSED TO THE PUBLIC AT 0130; AND ON SUNDAYS TO OPEN AT 0900 WITH LAST ENTRY AT 2300 AND TRADING SHALL CEASE AT 2330 WITH THE PREMISES CLOSED TO THE PUBLIC AT 0000 (MIDNIGHT)**

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

106 **APP/14/01213: 3 CHARLESVILLE, OXTON, CH43 1TP - ERECTION OF FIRST FLOOR SIDE EXTENSION**

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

On a motion by Councillor Elderton and seconded by Councillor Boulton 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 26 September 2014 and listed as follows: Drawing No.124_2014_01, dated 24 September 2014.**

107 **APP/14/01228: VACANT LAND, CAMPBELTOWN ROAD, TRANMERE, CH41 9HP - PROPOSED 6 NO. UNITS FOR USES B1, B2 AND B8 CLASS USE**

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

Members were advised that an additional condition had been applied to the application (stated below)

12. No development shall commence until details for the construction of that part of the road which provides access to the site, including all signing and carriageway markings, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the access road has been constructed and laid out in accordance with approved details and such details shall be constructed and laid out having regard to the authority's industrial estate road specifications.

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

Resolved (12:1) 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. Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any**

work is commenced.

3. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

4. The area(s) 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.

5. 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 with the Local Planning Authority.

6. No development shall take place until details of secure parking provision for cycles have been submitted to and approved in writing by the Local Planning Authority. Such provision as may be approved shall be provided before the building(s) hereby permitted is/are occupied and shall be retained permanently thereafter.

7. The development hereby permitted shall be carried out in accordance with the approved plans received by the Local Planning Authority on 6th October 2014 and the 24th November 2014 and are listed as follows-

T-071 Rev A, T-070 Rev A, T-061 Rev A, T-060 Rev A, T-050 Rev A, T-051 Rev A, T-041 RevA, T-040 Rev A, P-030 Rev B, P031 B, T-031 Rev A, T-021 Rev A, T030 Rev A, P-029 Rev A, P025, Rev B, P-026, Rev B, P-023 Rev A, T-020 Rev A, T-012 Rev A.

8. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

9. Prior to the first occupation of the buildings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

10. No development shall take place until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing, by the Local Planning Authority. Such a strategy shall include the following components:

- i. A preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.**
- ii. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.**
- iii. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.**
- iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.**

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

11. No occupation of any part of the permitted development shall take

place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

12. No development shall commence until for the construction of that part of the road which provides access to the site, including all signing and carriageway markings, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the access road has been constructed and laid out in accordance with approved details and such details shall be constructed and laid out having regard to the authority’s industrial estate road specifications.

108 **APP/14/01274:CAR PARK, HEATHFIELD ROAD, OXTON - RESUBMISSION OF PLANS APP/00/6127, FOR TWO, 2-BED. DWELLINGS**

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

On a motion by Councillor Boulton and seconded by Councillor Elderton 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 8 October 2014 and listed as follows: 30_2014_02.**
- 3. 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.

4. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

5. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

6. All obsolete vehicle crossings shall be reinstated to standard footway levels in accordance with a scheme to be submitted to, and agreed in writing by, the Local Planning Authority. All works, as agreed, shall take place no later than three months after the first occupation of the development and shall be retained as such thereafter.

109 **APP/14/01285: CLEARED SITE, MEADOW LANE, ROCK FERRY, CH42 3YE - PROPOSAL IS TO ERECT A STEEL PORTAL FRAME BUILDING CLAD WITH COMPOSITE PRE-FINISHED METAL CLADDING, COLOUR TO BE CONFIRMED. CAR PARKING IS TO BE PROVIDED FOR 11 SPACES AND THE BUILDING IS TO BE USED AS A CONVENIENCE STORE UNDER USE CLASS A1 SHOPS.**

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

A Ward Councillor addressed the Committee.

Concerns were raised by Members, following a previous site visit, with regards to the close proximity to residential properties with reference to extra vehicular movements and increased noise and disturbance.

On a motion by Councillor Realey and seconded by Councillor Spriggs it was:

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

Having regard to its location and close proximity to residential properties, the development proposed would result in an unacceptable loss of amenity by virtue of additional vehicle movements, including the likelihood of larger delivery vehicles servicing the proposed premises, together with increased noise and disturbance likely to be associated with the proposed use of the site which the Local Planning Authority considers would result in an unneighbourly form of development. To allow the proposal would be contrary to Policy HS15 and Policy SH10 of the Wirral Unitary Development Plan.

110 **APP/14/01287: KNIGHTON, 9 GOLF LINKS ROAD, PRENTON, CH42 8LN: THE PHRASE "THE FOUNDATIONS MUST BE OF A PILE AND BEAM CONSTRUCTION AND THE GROUND BEAM MUST NOT REQUIRE ANY GREATER EXCAVATION THAN 250MM BELOW EXISTING GROUND LEVEL." BE REMOVED FROM CONDITION 5**

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

A Ward Councillor addressed the Committee.

On a motion by Councillor Hodson and seconded by Councillor Realey it was put that the application be approved subject to the conditions listed in the report.

The motion was put and lost (3:8:2)

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

Resolved (9:3:1) That the application be refused on the following grounds:

The variation of Condition 5 of APP/13/01441 as proposed would not provide adequate or satisfactory protection to trees which are considered to have significant amenity value within Mountwood Conservation Area and would therefore be contrary to Policy GR7 of the Wirral Unitary Development Plan.

- 111 **APP/14/01294:12 HAWTHORNE DRIVE, NEWTON, CH48 9XJ - PROPOSED SUB-DIVISION OF OWNERSHIP LAND INTO TWO PLOTS CREATING AN ADDITIONAL PLOT FOR CONSTRUCTION OF A NEW BUILD 2XBEDROOM BUNGALOW (AMENDED DESCRIPTION)**

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

- 112 **APP/14/01313: RIDGEWAY HIGH SCHOOL, NOCTORUM AVENUE, NOCTORUM, CH43 9EB - NEW THREE STOREY SECONDARY SCHOOL BUILDING WITH NEW SEPARATE SPORTS HALL. PROVISION OF ASSOCIATED LANDSCAPING WORKS, SPRINKLER TANK FACILITY, CAR & CYCLE PARKING, FENCING, LIGHTING AND CCTV FACILITIES. DEMOLITION OF EXISTING SCHOOL BUILDING FOLLOWING COMPLETION OF NEW SCHOOL BUILDING.**

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

- 113 **APP/14/01333: GARAGE REAR OF, 18 RULLERTON ROAD, LISCARD, WIRRAL - SITE REDEVELOPMENT AND CHANGE OF USE OF A CAR MECHANICS GARAGE, AND FIRST FLOOR OFFICES TO CREATE 13 NEW RESIDENTIAL UNITS (AMENDED DESCRIPTION)**

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

- 114 **CONFIRMATION OF TREE PRESERVATION ORDER NO WR0354 AT HILL LODGE, 20 ROCKY LANE, HESWALL**

A Report by the Head of Regeneration and Planning informed Members that an objection had been received to Tree Preservation No WR0354 at Hill Lodge, 20 Rocky Lane, Heswall.

Members heard that the objection questioned the expediency of serving the order and raised concerns that the trees had the potential to damage property as they had not been being managed effectively.

Representations in support of the Tree Preservation Order were received from the Heswall Society and two other neighbours who live in Rocky Road.

It was reported that a Tree Evaluation Method for Tree Preservation Orders (TEMPO) had been used to evaluate the suitability of the trees for a TPO which scored in favour of serving the Order.

Resolved (13:0) That Members confirm Tree Preservation Order WR0354.

115 **PARKING STANDARDS**

A Report by the Head of Regeneration and Planning set out the background to Supplementary Planning Document 4 (SPD4) 'Parking Standards' and presented options on how this may be utilised in planning decisions.

Members were advised that the Council had formally resolved to prepare four new separate SPD's which would include guidance on parking arrangements for residential, employment and town centre uses. It was reported that formal public consultation had taken place on the proposed scope of the new documents which would replace the existing SPD's when the Core Strategy is adopted but no further work has yet been completed.

Members were provided with three main options to consider in the interim period before new SPD's are in place. These were:

1. Withdraw SPD4;
2. Modify or replace SPD4 or;
3. Retain existing SPD4

Advantages and disadvantages to each option were presented within the report. The recommendation from Officers was to opt for option 3 in order to maintain continuity and to minimise the amount of work that may have been duplicated in preparing a temporary modification.

On a motion by Councillor Elderton and Councillor Hodson it was:

Resolved (13:0) That Members continue to utilise the guidance in Supplementary Planning Document SD4 ' Parking Standards' (25 June 2007) in the determination of planning applications until replaced with new guidance for the emerging Core Strategy Local Plan.

116 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 07/11/2014 AND 07/12/2014**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 07/11/2014 and 07/12/2014.

Resolved – That the report be noted.

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