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PLANNING COMMITTEE

Wednesday, 22 April 2015

Present: Councillor A Leech (Chair)

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

Apologies Councillors P Hayes

Deputies: Councillors C Muspratt (for P Brightmore)

162 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 19 March 2015.

Resolved – That the minutes be approved.

163 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.

Councillor C Muspratt declared a personal interest in respect of item 6 by virtue of her being a horse owner.

164 REQUESTS FOR SITE VISITS

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

The following requests were unanimously approved:

APP/15/00122: AMENITY OPEN SPACE SITE 1, NEW FERRY ROAD, NEW FERRY – ERECTION OF ONE PAIR SEMI – DETACHED TWO STOREY HOUSES AND ASSOCIATED EXTERNAL WORKS

APP/15/00212: LAND AT PASTURE ROAD, MORETON, WIRRAL – THE PROVISION OF NEW STABLE BLOCKS, ASSOCIATED YARD, MENAGE, ACCESS TRACK AND CHANGE OF LAND USE TO EQUESTRIAN.

ADV/15/00284: LAND AT THE CORNER OF EARL STREET AND NEW CHESTER ROAD, NEW FERRY WIRRAL, CH62 1AA – ERECTION OF 2 ILLUMINATED HOARDINGS

165 **APP/15/00121: LAND ADJACENT TO,10 THE RIDGEWAY, MEOLS, CH47 9SA - DEMOLITION OF EXISTING GREEN HOUSE AND ERECTION OF 2 NO. DETACHED HOUSES AT LAND ADJACENT TO 10 THE RIDGEWAY.**

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

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

Resolved (12:0) 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. Before any construction commences, samples of the facing/roofing/window 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 02 February 2015 and listed as follows: 621.03 (dated 07.01.15) & 621.02 (dated 20.02.14)**
- 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. Before the development hereby permitted is brought into use the first floor window in the south western elevation of plot 1 facing 10 The Ridgeway and the north eastern elevation of plot 2 facing 6 The Ridgeway shall be non opening up to a level of 1.7m from floor level and obscurely glazed with frosted glass and shall be retained as such thereafter.**
- 6. 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.

7. 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.

8. Prior to the first occupation of the dwellings details of proposed boundary treatment shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation and retained as such thereafter.

9. Prior to first occupation details of the dropped kerbs shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation and retained as such thereafter.

166 **APP/15/00122: AMENITY OPEN SPACE SITE 1, NEW FERRY ROAD, NEW FERRY - ERECTION OF ONE PAIR SEMI-DETACHED TWO STOREY HOUSES AND ASSOCIATED EXTERNAL WORKS.**

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

167 **APP/15/00212: LAND AT PASTURE ROAD, MORETON, WIRRAL - THE PROVISION OF NEW STABLE BLOCKS, ASSOCIATED YARD, MENAGE, ACCESS TRACK AND CHANGE OF LAND USE TO EQUESTRIAN.**

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

168 **ADV/15/00284: LAND AT THE CORNER OF EARL STREET AND NEW CHESTER ROAD, NEW FERRY, WIRRAL, CH62 1AA - ERECTION OF 2 ILLUMINATED HOARDINGS**

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

169 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 10/03/2015 AND 09/04/2015**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 10/03/2015 and 09/04/2015

Resolved – That the report be noted.

170 **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

The Development Control Manager informed Members that a training event for newly appointment Members of the Planning Committee would be held Wednesday 27th May from 05:30pm.

The Chair of the Planning Committee thanked Officers for hard work undertaken throughout the municipal year.

Councillor Elderton, party spokesperson, thanked the Chair for her effective management of the Committee this municipal year.