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PLANNING COMMITTEE

Thursday, 20 August 2015

Present: Councillor A Leech (Chair)

Councillors D Realey E Boulton
P Brightmore P Hayes
M Daniel K Hodson
I Williams D Mitchell
D Elderton P Cleary

Deputies: Councillors M Patrick
D Roberts

48 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 23 July 2016.

Resolved – That the minutes be approved.

49 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 Paul Hayes declared a prejudicial interest in respect of item 5 by virtue of him being acquainted with the applicant

50 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/15/00634: ST MARYS CE PRIMARY SCHOOL, STANLEY LANE, EASTHAM, CH62 0AQ – CONVERSION OF REDUNDANT (GRADE II LISTED) SCHOOL BUILDING TO RESIDENTIAL UNITS (4NO) AND ERECTION OF TWO NEW 3 BEDROOMED HOUSES ON FORMER PLAYGROUND AREA.

APP/15/00662: 1 MELLOR ROAD, PRENTON, WIRRAL- CONVERSION OF HOUSE INTO 5 FLATS INCLUDING GROUND AND FIRST FLOOR EXTENSIONS.

APP/15/00685: LAND NORTH OF OLD CROFT, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ- REPLACEMENT OF EXISTING BUILDINGS WITH NEW STABLE AND STORAGE/WORKSHOP BUILDINGS

AP/15/00882: NORTH WIRRAL, BRICKWROKS, CARR LANE, MORETON, WIRRAL, CH46 5NB – VARIATION OF 28 OF APPEAL APPROVAL REF APP/W4325/A/12/2177106 IN ORDER TO SUBMIT DETAILS OF THE RESTORATION AND AFTER CARE SCHEME TO BE SUBMITTED NO LATER THAN 31ST OF MARCH 2016.

- 51 **APP/15/00033: 51 SOUTH PARADE, WEST KIRBY, CH48 0QQ - NEW BUILD RESIDENTIAL SCHEME COMPRISING OF 10 NO. APARTMENTS, CYCLE STORES, REFUSE STORE AND 10 CAR PARKING SPACES. (AMENDED PLANS)**

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 and

Resolved (10:2:1) That the application be refused on the following grounds:

The proposed development, having regards to the number of apartments proposed and by virtue of its siting, scale, height and bulk, and its relationship with adjoining residential properties, would result in an overdevelopment of the site that would result in an unneighbourly form of development that would have an unacceptable and detrimental impact on the amenities of the occupiers of neighbouring properties. The proposals are therefore contrary to Policy HS4 of the Wirral Unitary Development Plan.

- 52 **APP/15/00401: 143 HIGHFIELD ROAD, ROCK FERRY, CH42 2BX - PARTIAL DEMOLITION AND CONVERSION OF EXISTING BUILDING FOLLOWED BY CONSTRUCTION OF EXTENSION AND DEVELOPMENT**

TO PROVIDE A TOTAL OF 17 APARTMENTS WITH CAR PARKING AND AMENITY SPACE

Councillor Paul Hayes declared a prejudicial interest by virtue of him being acquainted with the applicant and left the room during consideration of this item.

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

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

Resolved (10:2) 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. 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 18th March 2015 and listed as follows: B100; B101; B102; B103 Revision A (received 8th July 2015); B104; B106**
- 4. No development shall take place until a full scheme of works for the widening of the vehicular access to the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the widening of the access to 4.5 metres and include the provision of pedestrian dropped kerbs and tactile paving, the reinstatement to existing footway levels of the vehicular access rendered obsolete by the development hereby approved, and the relocation of the existing bus stop from in front of the proposed vehicular access. The development shall not be first occupied until the works have been completed as agreed with the Local Planning Authority.**
- 5. No part of the development shall be brought into use until space and facilities for cycle parking & storage 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.

6. Prior to commencement of development, a full scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be implemented in full within six months of the first occupation of the development

7. 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.

8. Prior to first occupation or use of the development, 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

9. No development shall take place until full details of a scheme for the eradication of Japanese Knotweed shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and clearly identify the extent of the Japanese Knotweed on a scaled plan.

10. Prior to commencement of development, including any demolition, the approved scheme and timetable for the eradication of Japanese Knotweed referred to in Condition 9 above, shall be implemented in full and a validation report confirming the remediation treatment carried out and that the site is free of Knotweed shall be submitted to and approved in writing by the Local Planning Authority.

53 **APP/15/00408: 8 GREEN LANE, WALLASEY VILLAGE, CH45 8JH -
DEMOLITION OF EXISTING HOUSE AND THE CONSTRUCTION OF 3 NO.
NEW DWELLINGS**

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

A Ward Councillor addressed the Committee

It was moved by Councillor Hayes and seconded by Councillor Hodson

'That the application be refused.'

The motion was put and lost (4:9)

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

Resolved (9:4) 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 8th June 2015 and listed as follows: 720-01 A; 720-02 A; 720-03b; 720-04 A**
- 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. Prior to commencement of development, a full scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be implemented in full within six months of the first occupation of the dwelling**
- 5. 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.**
- 6. Prior to first occupation or use of the development, 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.**
- 7. No dwelling hereby permitted shall be occupied until the existing access(es) to the site have been permanently closed and the footway**

reinstated to standard footway levels.

54 **OUT/15/00484: SPRINGFIELD, 34 GORSE LANE, NEWTON, CH48 8BH - ONE NEW DWELLING & DETACHED GARAGE**

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

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

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 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/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.

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.

The detailed landscaping plans 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**

5. No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed for each of the dwellings hereby approved as and when they are completed and before each relevant dwelling is first occupied. Development shall be carried out in accordance with the approved details and retained as such thereafter.

6. Before the development hereby permitted is first commenced, 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 plan(s). The development shall be carried out in accordance with the approved details and retained as such thereafter.

7. 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.

8. Prior to first occupation or use of the development, 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

9. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

10. Before development takes place a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) shall be submitted and agreed in writing with the LPA. This scheme shall include:

- A. the details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.
- B. a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.
- C. a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.

An arboricultural method statement (section 6 BS 5837) containing;

- D. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- E. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).
- F. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).
- G. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).
- H. the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- I. the details of any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- J. the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).

55 **APP/15/00604: LAND AT CHURCH ROAD, SEYMOUR STREET & THOMPSON STREET, TRANMERE, WIRRAL CH42 0LG - PROPOSED DEVELOPMENT OF 75NO RESIDENTIAL UNITS COMPRISING OF: - 33NO 2B4P HOUSES - 20NO 3B5P HOUSES - 12NO 2B3P FLATS - 8NO 2B3P BUNGALOWS - 2NO 4B7P 3 STOREY HOUSES WITH ASSOCIATED LANDSCAPING AND ROADS.**

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

On a motion by Councillor Daniel and seconded by Councillor Realey 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. No development shall take place until samples of the facing/roofing/window materials to be used in the external construction of this development have been 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. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and an investigation and risk assessment must be by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- i. a survey of the extent, scale and nature of contamination;**
- ii. an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments;**
- iii. an appraisal of remedial options, and proposals of the preferred option(s).**

As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

Where remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared and submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

4. Where remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and

historic environment must be prepared and submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

5. 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.

6. 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.

7. 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.

8. No development shall commence until details for the construction of that part of the road which provides access to the site and amendment of the existing highway, including all signing and carriageway markings, footways, traffic calming measures, street lighting, traffic signs, road markings, tactile paving and including the upgrade of the existing zebra crossing between Thompson Street and Whitfield Street and Seymour Street and the provision of two upgraded bus stops 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.

9. No development shall take place until details of a 2.4m x 45m visibility splay extending to the north of the access to Tran mere Court (shopping area) car park access have been submitted to the Local Planning Authority for approval in writing. The approved visibility splay shall be kept permanently clear of any obstruction greater than 1.0 metre in height.

10. No development shall take place until a scheme for the provision and implementation for the discharge of surface water from the site (including surface water from accesses and driveways), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use or the dwellings first occupied until surface water drainage has been constructed in accordance with the approved scheme.

11. 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.

12. 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.

13. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21st May 2015 and listed as follows: 1129-P-001 rev A, 1129-P-010, 1129-P-105, 1129-P-003, 1129-P-104, 1129-P-101, 1129-P-102, 1129-P-002, 1129-P-000, 1129-P-114, 1129-P-112, 1129-P-106, 1129-P-107, 1129-P-111, 1129-P-109, 1129-P- 106(B), 1129-P-105(B), 1129-P-104(B), 1129-P-105(A), 1129-P-106(A),1129-P-104(A), 1129-P-103(B), 1129-P-103(A), 1129-P-102(B), 1129-P-101(B), 1129-P-102(A), 1129-P-101(A), 1129-P-107(B), 1129-P-107(A), 1129-P-113 and 1129-P-115)

56 APP/15/00634: ST MARYS CE PRIMARY SCHOOL, STANLEY LANE, EASTHAM, CH62 0AQ - CONVERSION OF REDUNDANT (GRADE II LISTED) SCHOOL BUILDING TO RESIDENTIAL UNITS (4NO) AND ERECTION OF TWO NEW 3 BEDROOMED HOUSES ON FORMER PLAYGROUND AREA

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

57 **DLS/15/00651: 20 GROSVENOR ROAD, NEW BRIGHTON, CH45 1JZ - RESERVED MATTERS FOR THE ERECTION OF TWO DWELLINGS (AMENDED PLANS)**

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

On a motion by Councillor Mitchell 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 5th May 2015 and listed as P.2.0 and the amended drawing received on 29th July 2015 and listed as P.01.1**
- 3. Prior to first occupation or use of the development, arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the cartilage of the site, in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.**
- 4. Prior to first occupation, the obsolete vehicle crossing shall be reinstated to standard footway levels to the written satisfaction of the Local Planning Authority.**

58 **APP/15/00654: SUMMERVILLE, FRANKBY STILES, FRANKBY, CH48 1PL - NEW DETACHED BUNGALOW - AMENDED DESIGN**

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.**
- 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.**
- 4. 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 first occupation, in accordance with the details so approved, and retained as such thereafter.**
- 5. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on July 30th 2015 and listed as follows: 60_2015_01 Revision A**
- 6. 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.**
- 7. Prior to first occupation or use of the development, 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.**

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

- 60 **APP/15/00685: LAND NORTH OF OLD CROFT, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ - REPLACEMENT OF EXISTING BUILDINGS WITH NEW STABLE AND STORAGE/WORKSHOP BUILDINGS**

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

- 61 **APP/15/00712: R A F A CLUB, ALTON HOUSE, 17 SHREWSBURY ROAD, OXTON, CH43 1UU - FRONT FIRE ESCAPE/EXIT ENTRANCE AND BALCONY**

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

On a motion by Councillor Boulton and seconded by Councillor Hodson 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 20 May 2015 and listed as follows: 38_2015_01 Existing Plans and Elevations, 38_2015_02 proposed Plans and Elevations and Site Location Plan 1:1250
3. Before any construction commences, samples of the materials to be used in the external construction of this development and working drawings (scale 1:10) 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 raised platform area hereby approved shall not be used between the hours 21.00 hours and 08.00 hours Monday to Sunday.
5. No live or recorded music or amplified voices shall be played in the outside area at any time.

APP/15/00829: UNILEVER PLC, QUARRY ROAD EAST, BEBINGTON - PROPOSED COMBINED RESEARCH AND DEVELOPMENT BUILDING WITH GROUND & FIRST FLOOR OFFICES, CONFERENCE FACILITIES, WAREHOUSING AND PILOT PLANT CHAMBER FOR R & D PROJECTS. CONSTRUCTED WITHIN THE EXISTING UNILEVER CAMPUS / SITE TO THE SOUTH WEST OF THE PORT SUNLIGHT CONSERVATION AREA. ALL ASSOCIATED HIGHWAY ACCESS / EGRESS TO REMAIN AS EXISTING. THE PROPOSED DEVELOPMENT RETAINS THE QUANTITY OF VEHICLE PARKING FACILITIES, CYCLE PARKING AND ALSO PEDESTRIAN ACCESS ARRANGEMENTS ON SITE ON COMPLETION OF THIS DEVELOPMENT.

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

On a motion by Councillor Elderton and seconded by Councillor Mitchell 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. A scheme of planting to provide a screen for the site shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority before any work is commenced and the screen to be provided shall be subsequently maintained to the satisfaction of the Local Planning Authority. The approved scheme shall be fully implemented in the first planting season following commencement of any part of the approved development, and replacement planting shall be provided as necessary until the screen is fully established.**
- 3. 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.**
- 4. 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.**

5. Following the full commissioning of the new facilities a BS 4142:2014 (Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas) survey should be carried out to ensure compliance with the agreed sound levels as detailed in:-Acoustic Report - R02 Rev 1-REP-UN-10-05828-PM-26052015-R1. Acoustics: Initial assessment for planning application. The BS4142 assessment should be copied to Environmental Health for approval. Any exceedances measured together with remedies to be implemented should be detailed in the document.

6. Plans detailing the procedures and facilities for controlling fugitive emissions (particularly odour) to atmosphere from the new facility should be submitted to and approved by the Planning Authority prior to plant commissioning.

7. 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.

8. 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.

9. No development shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing public sewerage systems. The details shall be completed, maintained and managed in accordance with the approved details.

10. The overall maximum sound pressure levels for fixed plant, equipment and machinery associated with the development shall not exceed the following levels 1m from the nearest residential window 07:00 to 23:00hrs 37 (L aeq dB) and 23:00 to 07:00hrs 33 (L aeq dB)

11. No tree felling or scrub clearance shall take place between March to April. If work has to be carried out during this period all trees and scrub on the site

are to be first checked to ensure there are no breeding birds present, If present details of how they are to be protected must be submitted to and agreed in writing with the Local Planning Authority.

12. If any Badger Setts are discovered during site clearance, all work within 30m of the Badger sett should stop and a suitably experienced ecologist contacted immediately.

13. If the single mature Peduncular Oak tree within the woodland is to be felled, further surveys for bats will be required prior to felling.

14. No trees indicated in the approved plan(s) or documentation to be retained shall be cut down, uprooted or destroyed, nor shall any trees be pruned other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any agreed pruning shall be carried out in accordance with British Standard 3998 (Tree Works).

15. Prior to the commencement of development, details of the number and species of trees to be planted should be submitted to and agreed in writing with the Local Planning Department. The agreed scheme shall be implemented in full.

16. Prior to the development commencing, an archaeological evaluation or watching brief shall be submitted and approved in writing by the Local Planning Authority. This must be undertaken by a professionally qualified archaeologist who is a member of the Institute of Archaeologists at Practitioner grade or above. The approved programme of works shall subsequently be implemented and where appropriate, completed in accordance with the approved details. The programme shall include written schemes of investigation for evaluation and watching briefs.

17. The development hereby permitted shall be carried out in accordance with the approved plans received by the Local Planning Authority on 11th June 2015 and listed as follows:-

2013-214/101 revB; 2013-214/102 revB; 2013-214/107 revB; 2013-214/108 revA; 2013-214/109 revA; 2013-214/110 revA; 2013-214/111 revA; 2013-214/112 rev A; 2013-214/113 revA; 2013-214/822 revB; 2013-214/823 revA; 2013-214/824 rev A; 2013-214/850 revB; 2013-214/851 revD; Site Plan Rev B; Entrance Courtyard Plan rev B

18. 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 to the satisfaction of the Local Planning Authority, by trees and shrubs of similar species and size to those they are replacing.

63 **APP/15/00843:104 WOODSIDE BUSINESS PARK, SHORE ROAD, BIRKENHEAD, CH41 1EP - CHANGE OF USE FROM OFFICE (B1) TO LEISURE (D2) TO ENABLE THE OPENING OF A PILATES STUDIO**

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

On a motion by Councillor Realey and seconded by Councillor Daniel 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 premises shall be only be used as pilates studio as described and set out in the documents submitted with the planning application, including for no other purpose within D2 of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.
3. This permission shall be for a limited period of 10 years only expiring on 20/08/2025 when (unless a further application has been submitted to and approved by the Local Planning Authority) the D2 use hereby approved shall be discontinued and/or works hereby approved shall be removed and the original B1 use of the property reinstated to the satisfaction of the Local Planning Authority.
4. Any amplified voices or music played within the premises must be inaudible outside of the premises and within adjacent units

64 **APP/15/00882: NORTH WIRRAL BRICKWORKS, CARR LANE, MORETON,WIRRAL,CH46 5NB - VARIATION OF 28 OF APPEAL APPROVAL REF APP/W4325/A/12/2177106 IN ORDER TO SUBMIT DETAILS OF THE RESTORATION AND AFTER CARE SCHEME TO BE SUBMITTED NO LATER THAN 31ST OF MARCH 2016**

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

- 65 **APP/15/00914: BEBINGTON HIGH SCHOOL, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS - VARIATION OF CONDITION 2 OF APP/09/05586 TO EXTEND THE PERMITTED HOURS OF USE OF THE EXISTING ALL WEATHER PITCH, TO 22.00 HOURS ON MONDAYS, TUESDAYS, WEDNESDAYS AND THURSDAYS.**

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 Boulton 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 all-weather pitch shall not be used and floodlights as shown on plan reference 1201 01101 (Dated 07/14) shall be turned off between 22.00 hours and 09.00 Mondays, Tuesdays, Wednesdays and Thursdays, between 21.00 hours and 09.00 hours on Fridays and between 18.00 hours and 09.00 hours on Saturdays and Sundays.**

- 66 **CONFIRMATION OF TREE PRESERVATION ORDER NO 0359 AT OROVALES, 135 CALDY ROAD, CALDY**

A Report by the Head of Regeneration and Planning informed the Planning Committee of an objection received to Wirral Borough Council Tree Preservation Order No 359 at Orovales, 135 Caldby Road, Caldby.

The objections were summarised in the report and had been submitted on behalf of land owners by their Agent (Ref: APP/15/00119).

It was moved by Councillor Hayes and seconded by Councillor Hodson and:

Resolved (13:0) That Members confirm Tree Preservation Order WR0359

- 67 **CONFIRMATION OF TREE PRESERVATION ORDER NO 0360 AT 4 SUNNINGDALE DRIVE, BROMBOROUGH**

A Report by the Head of Regeneration and Planning informed the Planning Committee of an objection received to Wirral Borough Council Tree Preservation Order No 0360 at 4 Sunningdale Drive, Bromborough

The objections were summarised in the report and had been submitted by neighbours to the property and related to issues concerning debris from the trees which had fallen onto the neighbours cars.

It was moved by Councillor Elderton and seconded by Councillor Mitchell and

Resolved (13:0) That Members confirm Tree Preservation Order 0360

68 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 13/07/2015 AND 09/08/2015**

The Strategic Director for Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 13/07/2015 and 09/08/2015.

Resolved – That the report be noted.

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