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PLANNING COMMITTEE

Thursday, 17 March 2016

Present: Councillor A Leech (Chair)

Councillors D Realey D Elderton
P Brightmore E Boulton
S Foulkes K Hodson
T Johnson D Mitchell
I Williams P Cleary

Deputies: Councillors G Watt (for Cllr P Hayes)

170 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 18 February 2016.

Resolved – That the minutes be approved.

171 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

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

No such declarations were made.

172 REQUESTS FOR SITE VISITS

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

The following request was unanimously approved:

OUT/15/00709: Dale End, 178 Barnston Road, Barnston, CH61 1AR: Amended Application (Resubmission of OUT/14/00730) for two new detached dwellings and retention of the existing garage (Outline Application with some matters reserved).

173 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

- 174 **OUT/15/00709: DALE END, 178 BARNSTON ROAD, BARNSTON, CH61 1AR : AMENDED APPLICATION (RESUBMISSION OF OUT//14/00730) FOR TWO NEW DETACHED DWELLINGS AND RETENTION OF THE EXISTING GARAGE (OUTLINE APPLICATION WITH SOME MATTERS RESERVED).**

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

- 175 **OUT/15/01123: MARLFIELD COTTAGE, 4 MARLFIELD LANE, PENSBY, CH61 1AJ : OUTLINE PLANNING PERMISSION FOR TWO NEW DETACHED HOUSES ON LAND TO THE REAR OF 4 MARLFIELD LANE, PENSBY, WIRRAL (AMENDED).**

The Assistant Chief Executive submitted the above application for consideration.

A Petitioner addressed the Committee

Prior to the meeting, with the agreement of the Committee, Councillor M Sullivan (Ward Councillor) submitted a statement with the request that it was disclosed to the Committee. Mr D K Abraham, Borough Solicitor read out the statement to all present.

On a motion by Councillor Brightmore and seconded by Councillor Clearey it was moved

“That the application be refused”

The motion by was put and lost (10:2)

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

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 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) **Appearance**

(b) 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.

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**

4. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive unless otherwise agreed in writing by the Local Planning Authority.

5. No development shall take place before details of the proposed finished floor levels; ridge and eaves heights of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of neighbouring property. The development shall be carried out as approved.

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 previously submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

8. 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.**

9. 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 the dwellings shall be erected unless expressly authorised.

10. 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.

11. As part of an application for the approval of reserved matters for layout, appearance, landscaping and access full details of a scheme for a sustainable drainage system¹ to serve the site, and method of implementation including

arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement shall be submitted for consideration by the Local Planning Authority in consultation with Lead Local Flood Authority.

12. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on and listed as follows: 001 rev A (Dated 23.10.15), 003 Rev A (Dated 23.10.15), 004 Rev A (Dated 23.10.15), 005 Rev A (23.10.15), 007 (Dated 23.10.15) & 008.

176 **APP/15/01401: ALLOTMENT GARDENS WEST, THE ANZACS, NEW FERRY: ERECTION OF TWO PAIRS OF LOCK UP GARAGES.**

The Assistant Chief Executive submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

A Ward Councillor addressed the Committee.

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

Resolved (7:4 with one abstention) That the application be approved subject to the following conditions:

- 1. The development hereby permitted shall be begun before the expiration of 3 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 garages hereby approved shall not be used for any commercial or business purposes.**

177 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 08/02/2016 AND 06/03/2016.**

The Assistant Chief Executive submitted a report detailing planning applications decided under delegated powers between 08/02/2016 and 06/03/2016.

Resolved – That the report be noted.