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PLANNING COMMITTEE

Wednesday, 18 January 2017

Present: Councillor A Leech (Chair)

Councillors D Realey E Boulton
P Brightmore K Hodson
S Foulkes P Cleary
T Johnson I Lewis
J Walsh S Kelly
I Williams

Deputies: Councillor G Watt (for D Elderton)

112 MINUTES

The Director for Business Services submitted the minutes of the meeting held 15 December 2016.

Resolved – That the minutes be approved.

113 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Councillor K Hodson declared a prejudicial interest in respect of item 11 by virtue of a family connection with the adjoining property.

Councillor E Boulton declared a prejudicial interest in respect of item 9 by virtue of being acquainted with both the applicant and an objector to the application.

Councillor Kelly declared a personal interest in respect of item 4 by virtue of being a Council appointee of the Birkenhead Park Advisory Committee.

Councillor P Brightmore declared a prejudicial interest by virtue of his acquaintance with the applicant.

Councillor P Cleary declared a prejudicial interest in respect of item 5 by virtue of him residing on the road in question.

114 REQUESTS FOR SITE VISITS

The following site visits were unanimously approved:

APP/16/01304: LAIRD STREET POLICE STATION, LAIRD STREET, BIRKENHEAD, CH41 7AJ – PROPOSED CHANGE OF USE TO A HOUSE OF MULTIPLE OCCUPATION (10 BEDSITS), PROPOSED WINDOW OPENINGS AND REMOVAL OF RAMP (AMENDED DESCRIPTION)

APP/16/01326: LAND OFF MANOR DRIVE, UPTON, WIRRAL, CH49 4NU – PROPOSED RESIDENTIAL DEVELOPMENT AT THE LAND OFF MANOR DRIVE, UPTON. ERECTION OF 122 DWELLINGS AND ASSOCIATED ACCESS, LANDSCAPING AND ENGINEERING WORKS.

APP/16/01419: 51 ASHLEA ROAD, PENSBY, CH61 5UQ – SINGLE STOREY FRONT AND REAR EXTENSIONS, TWO STOREY SIDE EXTENSION.

OUT/ 16/01466: REAR OF 7 & 9 WEST ROAD, NOCTORUM, CH43 9RP – DEMOLITION OF EXISTING PROPERTY AT 9 WEST ROAD AND DEVELOPMENT OF 3 NEW RESIDENTIAL DWELLINGS (OUTLINE).

- 115 **APP/16/00732: CO-OP ESWA CLUB, 54-56 PARK ROAD SOUTH, BIRKENHEAD, CH43 4UY - PROPOSED CONSERVATION AND REINSTATEMENT OF FORMER SOCIAL CLUB THROUGH CONVERSION TO 11 NO. APARTMENTS, FACILITATED THROUGH ENABLING DEVELOPMENT SCHEME OF 7 NO. TOWNHOUSES AND 21 NO. APARTMENTS WITH ASSOCIATED LANDSCAPING WORKS. (AMENDED)**

Having previously declared a prejudicial interest in respect of this item, Councillor Brightmore left the room during consideration of this application.

The Managing Director for Delivery submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The Agent addressed the Committee.

On a motion by Councillor Kelly and seconded by Councillor Cleary it was moved that the application be refused on the following grounds:

“ Notwithstanding the positive benefits that would be secured in connection with the proposed restoration and conversion of a non-designated heritage asset (54-56 Park Road South), the development of the rear garden areas together with the bowling green would, having regards to the number of residential units, result in an inappropriate and unacceptable over-development of the site which would be out of character with the area. Such development would have a permanent and detrimental impact on the setting of Birkenhead Park, a Grade I Registered Historic Park and Garden and would materially and negatively impact on the character and integrity of

Birkenhead Park Conservation Area. As such, the proposed development would be contrary to Policies CH2 (Development affecting Conservation Areas), CH6 (Birkenhead Park Conservation Area) and CH62 (The Preservation of Historic Parks and Gardens) together with the principles of the National Planning Policy Framework.”

The motion was put and lost (5:6: with one abstention)

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

Resolved (6:5: with one abstention) That the application be approved subject to a section 106 legal agreement and the following conditions:

- 1. The development hereby permitted shall be begun before the expiration of 3 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 29th June 2016 and 8th November 2016 and listed as follows: 2014 029 001 rev 03 (Dated 20.10.2016), 2014 029 002 rev 09 (Dated 02.11.2016), 2014 029 003 rev 09 (Dated 02.11.2016), 2014 029 300 010 (Dated 23.04.2014), 2014 029 300 011 (Dated 23.04.2014), 2014 029 300 012 (Dated 23.04.2014), 2014 029 300 (Dated 23.04.2014), 2014 029 300 013 (Dated 23.04.2014), 2014 029 300 014 (Dated 23.04.2014), 2014 029 300 015 (Dated 23.04.2014), 2014 029 300 016 (Dated 23.04.2014), 2014 029 300 017 (Dated 23.04.2014), 2014 029 300 018 (Dated 23.04.2014), 2014 029 300 019 (Dated 23.04.2014) & 2014 029 300 020 (Dated 23.04.2014)**

- 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. 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.**

- 5. Notwithstanding the submitted details, construction of the development**

authorised by this permission shall not commence until details of the vehicular access from the development site onto park road south have been submitted to and agreed in writing with the Local Planning Authority. The occupation of any part of the development shall not begin until those works have been completed in accordance with the Local Planning Authority's approval and have been certified in writing as complete by or on behalf of the Local Planning Authority. For the avoidance of doubt the works to the access shall include sufficient set back of the proposed gate to allow a vehicle to wait off the highway whilst the gates are opened and the relocation of the adjacent bus stop as necessary.

6. No development shall take place until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

7. Prior to commencement of development a method statement having regards to Rhododendron and Japanese knotweed shall be submitted to and agreed in writing with the Local Planning Authority detailing:

- i. A plan showing the extent of the plants
- ii. What methods will be used to prevent the plant spreading further, including demarcation, and
- iii. What methods of control will be used, including details of monitoring

Once the work has been carried out within the agreed timescale as set out in the method statement a validation report shall be submitted to and agreed in writing with the Local Planning Authority confirming the remediation treatment has been carried out and that the site has been free of the invasive species for 12 consecutive months for approval in writing by the Local Planning Authority

8. 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.

9. In accordance with section 5.2 of the ecological report, prior to first occupation of the approved scheme hereby approved details and locations of

additional nest boxes within the site shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full prior to completion of the development and retained as such thereafter.

10. No works or development shall take place until 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) has been agreed in writing with the LPA. This scheme shall include [include those that are pertinent]:

- A. 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.
- B. written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

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

- C. 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.
- D. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).
- E. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).
- F. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).
- G. 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.
- H. 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).
- I. the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction (section 7.4 BS 5837)
 - J. the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
 - K. the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
 - L. the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).
 - M. the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).
 - N. the timing of the various phases of the works or development in the context of the tree protection measures.

11. Prior to the commencement of site clearance, demolition, storage of plant (non-tree related), materials, machinery, including site huts and WCs, Tree Protection Barriers shall be installed immediately following tree works and Barriers shall conform to the specification within the method statement. The Tree Protection Barriers and Ground Protection shall not be removed, breached or altered without prior written authorisation from the local planning authority or client arboriculturist, but shall remain in a functional condition throughout the entire development, until all development related machinery and materials have been removed from site. If such protection measures are damaged beyond effective functioning then works that may compromise the protection of trees shall cease until the protection can be repaired or replaced with a specification that shall provide a similar degree of protection.

The tree protection measures shall not be dismantled until all construction related machinery and materials have been removed from site and not without written authorisation from the local planning authority or client arboriculturist. Once authorisation has been given the protection measures can be removed by hand and transported off site. During which time, no machinery or vehicles shall enter the area previously protected. No excavations, storage of materials, soil stripping, the raising or lowering of levels or the laying of hard surfacing without prior approval of the arboricultural consultant and / or the local planning authority. Any issues regarding tree protection should be

agreed and implemented prior to commencement of development.

12. The following activities must not be carried out under any circumstances:

- a. No fires to be lit within 20 metres of existing trees and shrubs to be retained.**
- b. Storage of removed topsoil should be located outside of the Root Protection Areas of retained trees and away from those parts of the site allocated for soft landscaping.**
- c. No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.**
- d. No builders debris or other materials to be stored within the Root Protection Areas.**
- e. No mixing of cement, associate additives, chemicals, fuels, tar and other oil based liquids and powders shall occur within 10 metres of any tree Root Protection Area. A dedicated washout area shall be a used and located not within 10 metres of any Root Protection**
- f. No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the LPA.**
- g. No excavations, trenches, stripping, cultivation with a rotavator or changes in surface level to occur within the Root Protection Area, unless authorised.**

13. 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**

14. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site

and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.

15. 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.

16. Surface water sustainable drainage works, comprising all components of the surface water drainage system, shall be carried out in accordance with the details contained within the submitted Drainage Strategy and Flood Risk Assessment (Revision B SWF Consultants ESWA Social Club, Birkenhead Drainage Strategy and Flood Risk Assessment) and further information supplied - Drainage Calculations & Simulations Results, Drainage Layout (CL7745/01 Rev P3 Dated 10.01.2017) and SuDS Maintenance Plan approved in writing by the Local Planning Authority, in conjunction with the Lead Local Flood Authority.

The surface water sustainable drainage scheme shall be fully constructed prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the approved Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

17. No development shall commence until full details of a scheme for a surface water sustainable drainage system 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 have been submitted to and approved in writing by the Local Planning Authority in consultation with Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the surface water sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

18. No development shall take place until full details of all rainwater goods and soil pipes on the site, which shall include a sectional profile and a material have been submitted and agreed in writing by the Local Planning

Authority. The approved scheme shall be implemented in full prior to first occupation and be retained as such thereafter.

19. Before work commences on the roof on the former ESWA club details and a sample of the slates shall be submitted for written approval by the local planning authority. The approved slates shall be implemented before occupation of 54-56 Park Road South and retained as such thereafter.

20. Development shall not commence until full details of the windows and external doors throughout the development site have been submitted for written approval by the local planning authority prior to the commencement of works. These shall include cross sectional drawings at 1:1 and elevational details at 1:5 scale (or similar). The development shall be implemented in accordance with the approved details and retained as such thereafter.

21. Any external brick repairs and alterations on the former ESWA club shall be undertaken using a matching brick to the existing in material, size, colour and texture. A sample of any new brick to be used shall be submitted to and agreed in writing with the local planning authority before work commences and the agreed brick implemented in the construction of the development and retained as such thereafter.

22. 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.

23. All existing sliding sash windows on the former ESWA club (54-56 Park Road South) shall be accurately repaired and/or renewed to a sectional profile and material to be agreed by the Local Planning Authority. The agreed scheme shall be implemented in full during the construction of the scheme and remain thereafter.

24. Development shall not commence until full details including colour and cross section drawings (scale 1:2 or 1:15) of the railings have all been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

116 **APP/16/00967: WESTWAYS, 16 LINGDALE ROAD, WEST KIRBY, CH48 5DQ - THE SUBDIVISION OF THE EXISTING DWELLING**

Having previously declared a prejudicial interest in connection with this item, Councillor Cleary left the room during consideration of this application.

A Petitioner addressed the Committee

The Agent addressed the Committee

A Ward Councillor addressed the Committee.

On a motion by Councillor Lewis and seconded by Councillor Watt it was moved that the application be refused on the following grounds:

“Approval of this application would cause a detrimental impact upon the amenities within the local area by virtue of the cumulative impact to existing properties and would be contrary to Policy HS13”

The motion was put and lost (4:8)

The Chair proposed that additional conditions be attached as follows:

8. No part of the development shall be brought into use until the existing vehicular and/or pedestrian access on to Lingdale Road that has been rendered obsolete as a result of this development 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 prior to first occupation of the development hereby approved.

9. Notwithstanding the approved plans, no development shall take place before full details of the number, layout and location of car parking spaces has been submitted to and approved in writing by the Local Planning Authority. Such parking spaces as approved shall be provided prior to the first occupation of the development hereby approved and shall thereafter be retained.

10. Before any development takes place, details of a 1.7 metres high privacy screen to the east and west facing sides of the rear second floor balcony approved shall be submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be completed and in place prior to the first occupation of the development hereby approved and shall thereafter be retained.

It was moved by Councillor Kelly and seconded by Councillor Lewis that the application be approved, subject to the additional conditions and:

Resolved (10:1: 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 14/10/16 and 19/10/16 and listed as follows: 663.01,663.02a, 663.03, 663.04,663.05, 663.06, 663.07, 663.08b, 663.09b, 663.10b,663.11b and 663.12b**
- 3. All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail those of the existing building.**
- 4. A landscaping scheme, including type of species to be planted and the size and density of the planting and a maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the flats. The landscaping shall be carried out in accordance with the approved details prior to the first occupation of the flats hereby approved. . Any plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.**
- 5. The obscure glazing to windows on the eastern elevation, indicated on drawing 663.12b shall be installed before any of the flats hereby approved are occupied and retained as such thereafter.**
- 6. No development shall take place until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.**
- 7. 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.**
- 8. No part of the development shall be brought into use until the existing vehicular and/or pedestrian access on to Lingdale Road that has been**

rendered obsolete as a result of this development 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 prior to first occupation of the development hereby approved.

9. Notwithstanding the approved plans, no development shall take place before full details of the number, layout and location of car parking spaces has been submitted to and approved in writing by the Local Planning Authority. Such parking spaces as approved shall be provided prior to the first occupation of the development hereby approved and shall thereafter be retained.

10. Before any development takes place, details of a 1.7 metres high privacy screen to the east and west facing sides of the rear second floor balcony approved shall be submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be completed and in place prior to the first occupation of the development hereby approved and shall thereafter be retained.

117 **APP/16/01051: REDCLIFFE, 34 WELLINGTON ROAD, NEW BRIGHTON - ERECTION OF TWO DETACHED RESIDENTIAL PROPERTIES TO THE REAR OF REDCLIFFE WITHIN THE CURTILAGE OF THE SITE**

The Managing Director for Delivery submitted the above application for consideration.

A Petitioner addressed the Committee.

The Site Manager addressed the Committee.

A Ward Councillor addressed the Committee.

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

Resolved (9:4) 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 6 September 2016 and listed as follows: 600, 601, 700, 701 & 800.

3. Before any construction commences, samples of the facing 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. Details of all 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 occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

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 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.

118 **LBC/16/01077: REDCLIFFE, 34 WELLINGTON ROAD, NEW BRIGHTON, WIRRAL - WORKS TO THE BOUNDARY WALL TO CREATE TWO NEW ACCESS POINTS**

The Managing Director for Delivery submitted the above application for consideration.

A Petitioner addressed the Committee.

The Site Manager addressed the Committee.

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

Resolved (8:5) That the application be approved subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 8 August 2016 and listed as follows: 701.

3. No development shall begin until details of the gateways and means of enclosure have been submitted to and approved by the Local Planning Authority. The development shall be carried out prior to occupation and in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority

119 APP/16/01304: LAIRD STREET POLICE STATION, LAIRD STREET, BIRKENHEAD, CH41 7AJ - PROPOSED CHANGE OF USE TO A HOUSE OF MULTIPLE OCCUPATION (10 BEDSITS), PROPOSED WINDOW OPENINGS AND REMOVAL OF RAMP (AMENDED DESCRIPTION).

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

120 APP/16/01311:51 SOUTH PARADE, WEST KIRBY, CH48 0QQ - NEW BUILD RESIDENTIAL SCHEME COMPRISING OF 8NO SELF-CONTAINED APARTMENTS WITH CYCLE STORES, REFUSE STORE AND 10 CAR PARKING SPACES.

Having previously declared a prejudicial interest in respect of this item, Councillor E Boulton left the room during consideration of this application.

The Managing Director for Delivery submitted the above application for consideration.

On a motion by Councillor Realey and seconded by Councillor Walsh 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. No development shall take place until samples of the 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. The development hereby permitted shall be carried out in accordance with the original submission as amended by the approved plans received by the local planning authority on the 27 September 2016 and listed as follows: Project No. P14-079 Drawing No. 02-02-001; Project No. P14-079 Drawing No. 02-03-001_I; Project No. P14-079 Drawing No. 02-03-002_G; Project No. P14-079 Drawing No. 02-03-003_G; Project No. P14-079 Drawing No. 02-03-004_A; Project No. P14-079 Drawing No. 02-05-001_G; Project No. P14-079 Drawing No. 02-05-002_G; Project No. P14-079 Drawing No. 02-05-003_H and Project No. P14-079 Drawing No. 02-05-004_G

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 plans 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. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) undertaken by RBA Ltd and dated September 2016 (Ref:4018) and the Proposed Mitigation Measures detailed in Paragraph 5.0 (Page 3) of the FRA including:

- 1. Construction of finished floor levels of the proposed development at a minimum level of 7.80m AOD;**
- 2. Incorporation of the development onto the Environment Agency's Flood Warnings Direct Service;**
- 3. Service entries (gas, electricity, etc.) should be located 600mm above finished ground floor level; and**
- 4. Flood resistant and resilient building materials and construction techniques shall be incorporated into the construction of the ground floor of the development.**

The mitigation measures shall be fully implemented prior to occupation and

subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

7. No development shall be commenced until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied or brought into use until surface water drainage has been constructed in accordance with the approved scheme.

8. No development shall commence until a scheme to create adequate exceedance flood flow paths and routing across the site has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

9. No development shall take place until details of the foul drainage scheme has been submitted to and agreed in writing with the Local Planning authority. Foul shall be drained on a separate system. The building shall not be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. The development shall be completed and managed and maintained in accordance with the approved details.

10. No development shall take place until details of the proposed green roof (including time scales for implementation) for the garages has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and shall remain in perpetuity.

11. No development shall take place until details of the works for the reinstatement to standard footway levels of the vehicular access from the highway that is rendered obsolete by the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved works have been completed in accordance with the approved plans.

12. No development shall begin until details of a full scheme of works to

provide an illuminated "One Way Traffic" sign opposite the site access has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall have regards to diagram No's 606 and 607 of The Traffic Signs Regulations and General Directions 2002. The development shall not be first occupied or brought into use until those works have been certified in writing as completed by the Local Planning Authority.

13. No development shall take place until full details of the vehicular access to the site have been submitted to and approved in writing by the Local Planning Authority. The gradient of the access way shall not at any point be steeper than 1:12 for a distance of 5 metres from its junction with the public highway. The development shall not be first occupied or brought into use until such works have been certified as being completed in writing by the Local Planning Authority.

14. No development shall take place until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

15. No development shall take place (including any demolition works) UNTIL a Construction Management Plan or Construction Method Statement for the demolition and/or construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved details.

Details submitted in respect of the method statement shall provide for routes for construction traffic, the provision of parking facilities for contractors and visitors during all stages of the development, hours of operation, the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials and shall provide for wheel cleaning facilities during the demolition, excavation, site preparation and construction stages of the development and/or method(s) of prevention of mud being carried onto the highway.

16. 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.

17. 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.

18. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme as required by Condition 17 above 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.

121 **APP/16/01326: LAND OFF MANOR DRIVE, UPTON, WIRRAL, CH49 4NU - PROPOSED RESIDENTIAL DEVELOPMENT AT THE LAND OFF MANOR DRIVE, UPTON. ERECTION OF 122 DWELLINGS AND ASSOCIATED ACCESS, LANDSCAPING AND ENGINEERING WORKS.**

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

122 **APP/16/01419: 51 ASHLEA ROAD, PENSBY, CH61 5UQ - SINGLE STOREY FRONT AND REAR EXTENSIONS, TWO STOREY SIDE EXTENSION**

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

123 **OUT/16/01466: REAR OF 7 & 9 WEST ROAD, NOCTORUM, CH43 9RP - DEMOLITION OF EXISTING PROPERTY AT 9 WEST ROAD AND DEVELOPMENT OF 3 NEW RESIDENTIAL DWELLINGS (OUTLINE)**

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

124 **APP/16/01484: 31 OXFORD DRIVE, THORNTON HOUGH, CH63 1JG - ERECTION OF A SINGLE STOREY REAR EXTENSION**

The Managing Director for Delivery 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 Walsh and seconded by Councillor Foulkes it was:

Resolved (13:0) 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 9th November 2016 and listed as follows: drawing numbers 01 and 02.**

125 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 05/12/2016 AND 09/01/2017**

The Managing Director for Delivery submitted a report detailing planning applications decided under delegated powers between 05/12/2016 and 09/01/2017.

Resolved – That the report be noted.

126 **PLANNING APPEALS DECIDED BETWEEN 01/10/2016 AND 31/12/2016**

The Managing Director for Delivery submitted a report detailing planning appeals decided under 01/10/2016 and 31/12/2016.

Resolved – That the report be noted.

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