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PLANNING COMMITTEE

Wednesday, 12 April 2017

Present: Councillor A Leech (Chair)

Councillors D Realey K Hodson
P Brightmore P Cleary
S Foulkes I Lewis
I Williams S Kelly
D Elderton

Deputies: Councillors G Watt (for E Boulton)
P Stuart (for T Johnson)
M Sullivan (for J Walsh)

149 MINUTES

The Director for Business Services submitted the minutes of the meeting held 16 March 2017.

Resolved – That the minutes be approved.

150 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Councillor I Lewis declared a personal interest in respect of Item 5 by virtue of him having taken the application out of delegation. He agreed to approach the matter with an open mind.

Councillor A Leech declared a personal interest in respect of Item 5 by virtue of her residing in the same road. She agreed to approach the matter with an open mind.

151 REQUESTS FOR SITE VISITS

The following site visits were unanimously approved:

APP/17/00107: 26 CLAREMOUNT ROAD, LISCARD, CH45 6UB - Request for material change of use to include C1 use for the annexe bed breakfast accommodation.

APP/17/00194: 2 Shrewsbury Road, Liscard, Wirral, CH44 2BS - Single storey extension at rear, new driveway access and boundary fence.

152 DLS/16/01601: LAND OFF NEW CHESTER ROAD, NEW FERRY, CH62 4RE - RESERVED MATTERS APPLICATION FOR RESIDENTIAL

DEVELOPMENT, INCLUDING DETAILS FOR THE FOLLOWING OUTLINE APPROVAL CONDITIONS: CONDITION 2 - LAYOUT/ SCALE AND APPEARANCE CONDITION 3 - DETAILS, DESIGN PRINCIPLES CONDITION 4 - EXISTING AND PROPOSED LEVELS CONDITION 6 - MATERIALS CONDITION 9 - BOUNDARY TREATMENTS CONDITION 24 - SLAB LEVELS

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

On a motion by Councillor Elderton 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 carried out in accordance with the approved plans received by the local planning authority on 31 January 2017 and 16 March 2017 and listed as follows: L.01 dated Aug 16, L.20.A, L.21, L.22, L.23 dated Nov 16, L.02 dated 07.11.2016, L.03D dated 04.04.17, L.04A dated 02.12.2016, L.04F dated 11.04.2017, LDS397-01A, LDS397-02A dated Jan 2017, L50, L.10, L.11, L.12, L.30. L.31, L.32, L.33, L.34, L.35, L.36, and L.37 dated Dec 16.

2. No development shall take place until a full scheme of works and timetable for the construction of the new highways and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, traffic calming, tactile paved pedestrian crossings and street furniture has been submitted to and agreed in writing with the Local Planning Department. The approved works shall be completed in accordance with the LPA written approval prior to occupation of the development.

153 APP/17/00107: 26 CLAREMOUNT ROAD, LISCARD, CH45 6UB - REQUEST FOR MATERIAL CHANGE OF USE TO INCLUDE C1 USE FOR THE ANNEXE : BED BREAKFAST ACCOMMODATION.

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

154 APP/17/00173: AXHOLME, 76 THURSTASTON ROAD, HESWALL, CH60 4SA - DEMOLITION OF EXISTING TWO STOREY FIVE BEDROOM HOUSE AND ASSOCIATED OUTBUILDINGS. CONSTRUCTION OF NEW THREE STOREY APARTMENT BUILDING CONTAINING SIX APARTMENTS, EACH WITH THREE BEDROOMS, BALCONY TERRACES

OR GARDEN ACCESS, GROUND LEVEL PARKING SPACES AND ASSOCIATED EXTERNAL LANDSCAPING.

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

On a motion by Councillor K Hodson and seconded by Councillor D Realey 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. NO DEVELOPMENT SHALL TAKE PLACE UNTIL samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 3. PRIOR TO FIRST OCCUPATION OF THE DEVELOPMENT, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority. The landscape management plan shall be carried out as approved before any of the flats hereby approved are occupied.**
- 4. Before the existing hedge is removed, details of a scheme of planting to provide a replacement boundary hedge for the site along the boundary with Thurstaston Road shall be submitted to and approved in writing by the Local Planning Authority. The agreed planting shall be carried out in accordance with the details so approved within the first planting season immediately following the carrying out of the development. Any plant which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.**
- 5. No part of the development shall be brought into use until the proposed vehicular access to Thurstaston Road has been constructed. These works shall be in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority**
- 6. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a Construction**

Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

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. 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.

9. 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.

155 **APP/17/00194: 2 SHREWSBURY ROAD, LISCARD, WIRRAL, CH44 2BS - SINGLE STOREY EXTENSION AT REAR, NEW DRIVEWAY ACCESS AND BOUNDARY FENCE**

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

156 **DEM/17/00341: GIRTRELL COURT, 5 WOODPECKER CLOSE, UPTON, CH49 4QW - BRICK BUILT COMPLETE TO BE DEMOLISHED. AREA TO BE REDEVELOPED - DEVELOPMENT UNKNOWN AT THIS POINT**

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

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

Resolved- (12:1) That prior approval is not required

157 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 06/03/2017 AND 02/04/2017**

The Managing Director for Delivery submitted a report detailing planning applications decided under delegated powers between 06/03/2017 and 02/04/2017.

Resolved- That the report be noted.

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

The Chair gave special thanks and best wishes to Mrs V Simpson as this is her last meeting before she goes off on maternity leave and welcomed Mrs B Hall who will be covering the Planning Meetings in her absence.

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

The Chair reminded members to apply for the Planning Committee Training Session on 27/04/2017 at 17.30pm.

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

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