

# Public Document Pack

## PLANNING COMMITTEE

Thursday, 22 June 2017

Present:

Councillor	A Leech (Chair)	
Councillors	S Foulkes	T Johnson
	E Boulton	S Kelly
	P Cleary	I Lewis
	D Elderton	D Realey
	K Hodson	

Deputies:

Councillors	T Jones (Deputy for I Williams)
	P Stuart (Deputy for J Walsh)
	W Ward (Deputy for P Hackett)

### 15 MINUTES

The Director for Business Services submitted the minutes of the meeting held on 1st June 2017.

**Resolved- That the minutes be approved.**

### 16 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.

### 17 REQUESTS FOR SITE VISITS

The following site visit was unanimously approved.

**APP/17/00306** : Land adjacent to SAUGHALL MASSIE ROAD, SAUGHALL MASSIE, WIRRAL

**Proposal:** A single-storey two-bay community fire station incorporating operational and welfare accommodation, offices and meeting space, external drill and training facilities and associated car-parking (Amendment following refusal of APP/16/00985)

### 18 APP/16/01372 DICKIE LEWISS SPORTS BAR, 1 OXTON ROAD, BIRKENHEAD, CH41 2QQ: CHANGE OF USE FROM PUBLIC HOUSE WITH RESIDENTIAL ACCOMMODATION ABOVE TO TWO COMMERCIAL UNITS (A1 - RETAIL AND A3 - RESTAURANT) AT GROUND FLOOR AND 12 HMO BEDSITS ON FIRST AND SECOND FLOOR (AMENDED DESCRIPTION).

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

A Ward Councillor addressed the Committee.

The Member of Parliament for Birkenhead addressed the Committee.

On a motion by Councillor P Cleary and seconded by Councillor S Foulkes it was:

**Resolved (13:0) That the application be refused on the following grounds.**

Having regards to the number of bedrooms proposed, the property is considered to be of insufficient size to accommodate the proposed development. The development would result in an over-intensive use of the property by creating 12 bedrooms for which, given the potential number of occupants, the proposed number of washing/toilet facilities is considered to be inadequate, resulting in a standard of accommodation that the Council considers would be substandard contrary to the objectives of Policy HS14 of the Wirral Unitary Development Plan and the principles of the National Planning Policy Framework, which seeks to secure high quality accommodation and a good standard of amenity for all future occupants of land and buildings.

19 **APP/17/00126 50A THE WOODLANDS, TRANMERE, CH41 2SJ: CONVERSION OF DWELLING INTO FOUR SELF-CONTAINED FLATS AND CONSTRUCTION OF REAR DORMER WINDOW**

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

A Ward Councillor addressed the Committee.

The Member of Parliament for Birkenhead addressed the Committee.

On a motion moved by Councillor P Cleary and Seconded by Councillor T Johnson it was:

**Resolved (12:1) That the application be refused on the following grounds:**

The proposed dormer by reason of its design and external appearance is considered to have a detrimental impact on the visual quality of the dwelling and the character and appearance of the conservation area particularly when viewed from Lowwood Grove and is therefore contrary to Unitary Development Plan Policy CH2 - Development Affecting Conservation Areas.

20 **APP/17/00218 THE CO OPERATIVE PHARMACY, 20 VILLAGE ROAD, HESWALL, CH60 0DZ DEMOLITION OF THE EXISTING PREMISES AND ERECTION OF A THREE STOREY BUILDING WITH A3 USE AT GROUND FLOOR AND TWO RESIDENTIAL FLATS TO THE FIRST SECOND FLOORS**

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

The Committee noted: that the decision notice for this item could not be issued until after 28<sup>th</sup> June 2017, subject to the Council receiving no further objections raising new issues.

On a motion moved by Councillor S Foulkes and Seconded by Councillor P Stuart 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 24 February 2017 and 31 May 2017 and listed as follows: 002, 003 & 004 Rev A.

3 Before any construction commences, samples of the facing and 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 ground floor premises shall not be used except between the hours of :- 0700 hours and 2000 hours Mondays to Saturdays and 0900 hours and 1800 hours Sundays and Bank Holidays without the written consent of the Local Planning Authority.

5. Adequate noise insulation shall be provided to walls and/or floors between units in separate occupation and in particular between the ground floor and first floor residential accommodation in accordance with the Local Planning Authority's preferred design standards, or to such other alternative specifications as may be submitted to and approved by the Local Planning Authority, and the insulation shall be installed prior to occupation of the units hereby approved.

6. Before the use hereby permitted begins, a scheme for the installation of equipment to control the emission of fumes and smell from the premises shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

- 21 **APP/17/00306 LAND ADJACENT TO SAUGHALL MASSIE ROAD, SAUGHALL MASSIE, WIRRAL A SINGLE-STOREY TWO-BAY COMMUNITY FIRE STATION INCORPORATING OPERATIONAL AND WELFARE ACCOMMODATION, OFFICES AND MEETING SPACE, EXTERNAL DRILL AND TRAINING FACILITIES AND ASSOCIATED CAR-PARKING (AMENDMENT FOLLOWING REFUSAL OF APP/16/00985)**

**Resolved That this item be deferred to allow for a formal site visit.**

22     **APP/17/00401 : 81 RULLERTON ROAD, LISCARD, CH44 3BY ERECTION OF A TWO STOREY REAR EXTENSION**

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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 5th April 2017 and listed as follows: drawing numbers W01, W02 and W03 (dated 22/03/2017 and 25/03/2017).
3. Prior to the commencement of development 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.

23     **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 21/05/2017 AND 11/06/2017**

The Managing Director for Delivery submitted a report detailing planning appeals decided under delegated powers between 21/05/2017 and 11/06/2017.

**Resolved That the report be noted.**

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

None.