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PLANNING COMMITTEE

Thursday, 18 July 2019

Present:

Councillor	S Kelly (Chair)	
Councillors	S Foulkes	P Stuart
	K Hodson	S Whittingham
	S Hayes	B Berry
	G Davies	I Lewis
	S Frost	M Jordan

Deputies:

Councillors	AER Jones (In place of B Kenny)
	D Mitchell (In place of A Corkhill)

33 MINUTES

The Director of Governance and Assurance submitted the minutes of the meetings held on the 30th of May and the 20th June 2019.

Resolved – That the minutes of the meetings held on the 30th of May and the 20th of June 2019 be approved.

34 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked whether they had any personal or prejudicial interests in connection with any application on the agenda and if so to declare them and state the nature of the interest.

Councillors S Frost and S Hayes declared a prejudicial interest in respect of item 3 – Land at Prenton Way, Prenton, (various site signage), and item 4 – Land at Prenton Way Prenton, (the installation of free standing totem signs) by virtue of their connection through their employment.

35 ADV/17/00777: LAND AT, PRENTON WAY, PRENTON, CH43 3DU - VARIOUS SITE SIGNAGE

Councillors S Frost and S Hayes declared a prejudicial interest in this matter and left the room during its consideration (minute 34 refers).

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

On a motion by the Chair and seconded by K Hodson it was –

Resolved (11:0) – That the application be approved subject to the following conditions:

18/07/2019 ADV/17/00777 - VARIOUS SITE SIGNAGE INCLUDING 1 NO. GATEWAY, 9 NO. FREESTANDING SIGNS, 1 NO. SIDE BY SIDE DIRECTIONAL, 2 NO. BANNER UNITS AND 17 NO. DOT SIGNS. Land at, Prenton Way, PRENTON, CH43 3DU - Approve Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. This consent shall expire after a period of 5 years from the date of this permission.

The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the local planning authority on 16 June 2017 and listed as follows: 7202-SA-8141-AL01B (dated May 2017) and 7202-SA-8141-P008A (dated May 2017) and approved drawings Butterfields Signs Drwg No McD/038/2016 ERDDS Banner Unit; Butterfield Signs Gateway Sign; Butterfield Signs Directional Sign (Welcome); Butterfield Signs Gateway Sign (See You Soon); DOT Signage Parked Order Bay 1; DOT Signage Parked Order Bay 2; DOT Signage Give Way; DOT Signage No Entry; DOT Signage Pedestrian Crossing; Caution Look Left Traffic Approaching Sign; Caution Look Right Traffic Approaching Sign; DOT Signage Accessible Parking Bay; 10MPH Sign; HERO Poster Board; SIDE BY SIDE Any Lane Sign; TOTEM 3 Pre Sell Boards and Totem 4 2 Bay

36 ADV/17/00782: LAND AT, PRENTON WAY, PRENTON, CH43 3DU - THE INSTALLATION OF FREESTANDING TOTEM SIGNS

Councillors S Frost and S Hayes declared a prejudicial interest in this matter and left the room during its consideration (minute 34 refers).

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

On a motion by the Chair and seconded by K Hodgson it was –

Resolved (11:0) - That the application be approved subject to the following conditions.

ADV/17/00782 - THE INSTALLATION OF 2no. FREESTANDING 12M TOTEM SIGNS - Land at, Prenton Way, PRENTON, CH43 3DU - Approve Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. This consent shall expire after a period of 5 years from the date of this permission.

The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the local planning authority on 16 June 2017 and listed as follows: 7202-SA-8141-P022A (dated May 2017); 7202-SA-8141-P002A (dated May 2017) and Butterfield Signs DRIVE TOTEM 2 (12 MT) Sign Type 1B

37 APP/19/00282: THE SHIP INN, 208 BRECK ROAD, WALLASEY VILLAGE, CH4 2ED - DEMOLITION OF FORMER VACANT SHIP INN, ERECTION OF 6 TOWNHOUSES WITH PARKING

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

The Ward Councillor addressed the Committee.

On a motion by Councillor S Foulkes and Seconded by Councillor K Hodson it was -

Resolved (13:0) – That the application be approved subject to the following conditions:

APP/19/00282 - Demolition of the former vacant Ship Inn public house, and erection of 6 no. 3 storey townhouses with associated parking. - The Ship Inn, 208 BRECK ROAD, WALLASEY VILLAGE, CH44 2ED - Approve The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25th February 2019 and listed as follows:

Site Location Plan 2717 061 REV 01, Proposed Block Layout and Ground Floor Plan 2717 P-161 Proposed Elevations 2717 P-263 Proposed Street Scene 2717 P-260 Proposed Elevations and Contextual Section 2717 P-261 Design and Access Statement.

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.

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:

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).

K. 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)

L. 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.

M. 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.

N. 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). O. the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837). P. the timing of the various phases of the works or development in the context of the tree protection measures.

No construction works above ground level 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.

Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, including recycling facilities, 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.

No construction works above ground level 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 noise, dust and dirt during construction; vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

No construction works above ground level shall take place until details of works to provide vehicle accesses and a 2m wide footway between the site and Breck Road have been submitted to and approved in writing by the Local Planning Authority. For the benefit of doubt, the crossfall on the footway and vehicle crossings shall not be steeper than 1 in 40.

The works shall be completed in accordance with the approved details prior to first occupation of the development hereby approved and retained as such thereafter. Reason: Having regards to highway safety in accordance with policies HS4 and TR9 of the Wirral UDP.

No construction works above ground level shall take place until a geotechnical land survey is be carried out in order to assess the stability of the land. The survey shall be submitted to and agreed in writing with the local planning authority prior to commencement and the agreed findings implemented in full.

38 **APP/19/00446: WHISTLING SANDS, 15 DALESWAY, HESWALL - RETROSPECTIVE APPLICATION FOR ENGINEERING OPERATIONS COMPROMISING LAND GRADING WORKS**

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

The Ward Councillor addressed the Committee.

On a motion by Councillor S Whittingham and seconded by Chair it was –

Resolved (12:1) - That the application be approved subject to the following conditions:

APP/19/00446 - Retrospective application for engineering operations comprising land grading works and construction of retaining structures. - WHISTLING SANDS, 15 DALESWAY, HESWALL - Approve The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 13 May 2019 and listed as follows:

L(91)001 Revision E (Proposed Site Section) dated May 19 L(91)002 Revision F (Proposed Elevations) dated May 19 L(91)003 Revision A (Proposed Site Section - Current Site Levels) dated May 2019

39 **APP/19/00535: HOYLAKE PRESBYTERIAN CHURCH, ALDERLEY ROAD, HOYLAKE, CH47 2AX - VARIATION OF CONDITION 2 OF APP/1/00183**

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

The Ward Councillor addressed the Committee.

On a motion by the Chair and seconded by Councillor K Hodson it was –

Resolved (13:0) – That the application be approved subject to the following conditions:

APP/19/00535 - Variation of Condition 2 of APP/17/00183 to vary the approved plans, with the following amendments incorporated:

- 1. Hip-to-gable change on the proposed extension**
- 2. Two new dormers included for Plot 18 (replaces one dwelling removed from Church conversion)**
- 3. Zinc cladding to overcome mixture of materials used in original elevations.**
- 4. Other internal alterations, as shown on plans, to suit complexities of working with the existing structure (including new dormer for landing on extension) - Hoylake Presbyterian Church, ALDERLEY ROAD, HOYLAKES CH47 2AX - Approve The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**

The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 6th July 2017 and listed as follows: 477.001; 477.002; 477.003; 477.004; 477.005 and amended plans received on 8th April 2019 and listed as follows: 477.006 B; 477.007; 477.008 A; 477.009 B; 477.010 B

The external finishes of the development hereby permitted shall be as follows (and corresponding with the approved drawings) unless otherwise agreed in writing by the Local Planning Authority: · Bricks - Ibstock Ravenhead Red Smooth (Travis Perkins Product Code 860091); · ZINC

Prior to first occupation, the following windows shall be obscurely glazed and non-opening up to a minimum of 1.7m above finished floor level, and shall be retained as such thereafter: - All first-floor windows in the north-west elevation of the proposed extension; - The bathroom windows serving Plots 9 and 10; - The kitchen window serving Plot 9; - The west-facing windows in the oriel bays on the north-west elevation of the existing church (two windows, both serving Plot 10); - The dormer window on the north-west elevation of the proposed extension (serving a communal landing area)

**The development hereby permitted by this planning permission shall be carried out in accordance with the approved documents:
· Sustainable Drainage Strategy <27/9/17 / CL7959 / SWF Consultants>. · Proposed Drainage Plan <APR2017/ CL7959-101/Rev P2/ SWF Consultants>
The approved scheme shall be implemented in accordance with the approved details and timetable.**

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.

No development shall commence until details of an appropriate management and maintenance plan, including arrangements to secure funding for the lifetime of the development through an appropriate legally binding agreement, for the surface water sustainable drainage system, comprising all components of the surface water drainage system, have been submitted to the Local Planning Authority, in conjunction with the Lead Local Flood Authority.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the surface water sustainable drainage system shall be managed and maintained in accordance with the approved details.

40 **APP/19/00743: STORETON HALL FARM, LEVER CASUSEWAY, STORETON, CH63 6HT - APPLICATION MADE UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT**

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

The Ward Councillor addressed the Committee.

On a motion by Councillor S Foulkes and seconded by the Chair it was -

Resolved (12:1) – That the application be approved subject to the following conditions.

APP/19/00743 - Application made under section Section 73 of The Town and Country Planning Act to vary conditions 2, 9, 11 and 21 of application approved by the Planning Inspectorate under reference APP/W4325/W/18/3201869 (APP/17/00410) - Storeton Hall Farm, LEVER CAUSEWAY, STORETON, CH63 6HT - Approve

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on (insert date) and listed as follows: The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 13th May 2019 109-00-1009E Proposed Materials Plan, 109-GAR-2100 Proposed Garages plans and Elevations, 109-A-2600 Type A Plot 1 & 2 Elevations, 109-A-2100 Type A Plot 1 & 2 Plans, 109-B-2100 Type B Plot 3-5 inc. Plans, 109-B-2600 Type B Plot 3-5 inc. Elevations, 109-B1-2600 Type B1 Plot 17 Elevations, 109-B1-2100 Type B1 Plot 17 GA plans, 109-B1A-2600 Type B1A Plot 18-19 Elevations, 109-B1A-2100 Type B1A Plot 18-19 Plans, 109-C1-2600 Type C1 Plots 12, 21 and 20(h) Elevations, 109-C1-2100 Type C1 Plots 12, 21 and 20(h) Plans, 109-C2-2600 Type C2 Plot 7 Elevations, 109-C2-2100 Type C2 Plot 7 Plans, 109-C4-2600 Type C4 Plot 24 Elevations, 109-C4-2100 Type C4 Plot 24 Plans, 109-C5-2600 Type C5 Plots 25 & 26, 8 & 10 handed Elevations, 109-C5-2100 Type C5 Plots 25 & 26, 8 & 10 handed Plans, 109-CA1-2600 Type CA1 Plot 6 Elevations ,109-CA1-2100 Type CA1 Plot 6 Plans, 109-CA2-2600

Type CA2 Plot 15 Elevations, 109-CA2-2100 Type CA2 Plot 15 Plans, 109-CA3-2600 Type CA3 Plots 9 & 22 Elevations, 109-CA3-2100 Type CA3 Plots 9 & 22 Plans, 109-D-2600 Type D Plots 11, 13, 23 & 14(h) Elevations, 109-D-2100 Type D Plots 11, 13, 23 & 14(h) Plans, 109-G-2600 Type G Plot 16 Elevations, 109-G-2100 Type G Plots 16 & 27 Plans, 109-G-2601 Type G Plot 27 Elevations, UG_11406_LAN_SL_DRW_03 Soft Landscape Plan, 109-00-1012B External Lighting Plan and 109-00-2100/A received by the Local Planning Authority on 24th June 2019

The residential element of the development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

- 1. The results of the site investigation and the detailed risk assessment referred to and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.**
- 2. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in are complete and identifying any requirements for a longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.**

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Prior to any part of the permitted development, being brought into use a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing, by the Local Planning Authority. The report shall include any plan (a long term monitoring and maintenance plan) for long term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Prior to the use of the approved equestrian facilities, a full scheme of works for the treatment of the existing vehicular access from Rest Hill Road that is to be rendered obsolete by the development including the provision of a new boundary feature 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 scheme, and thereafter retained.

Prior to the use of the approved equestrian facilities a scheme for the storage of manure has been submitted to and agreed in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved details to the satisfaction of the Local Planning Authority and thereafter retained.

Details of a programme of archaeological works outlined in section 4.3 of Oxford Archaeology North's Evaluation, Test Pitting & Watching Brief report (dated March 2017) shall include in a Written Scheme of Investigation (WSI) which is to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The WSI is to be produced by an appropriately qualified and experienced archaeologist and should contain appropriate research objectives and a detailed programme of works that includes a specification of the methods to be used. The development hereby permitted shall be carried out in accordance with the approved WSI.

The proposed landscaping as detailed within the submitted drawings shall be completed before the accommodation hereby approved is occupied and thereafter shall be maintained to the satisfaction of the Local Authority.

Prior to the first occupation of any residential dwelling or use of the approved equestrian facilities, a scheme for the enhancement of biodiversity within the development site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall then be implemented in full in a timescale to be agreed in writing with the Local Planning Authority and retained thereafter.

Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

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 prior to the occupation of the development. The landscape management plan shall be carried out as approved.

No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations or building works should take place during the period 1st March to 31st August inclusive. If it is necessary to undertake works during the bird breeding season, then buildings, trees, scrub and hedgerows which are affected are to be checked first by an appropriately experienced ecologist to

ensure no breeding birds are present. If present, details of how they will be protected will be required and shall be submitted to and agreed in writing with the Local Planning Authority.

Prior to commencement of the equestrian centre, 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.

Prior to the commencement of the equestrian centre, the approved scheme and timetable for the eradication of Japanese Knotweed referred to in condition 14 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.

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.

Prior to the commencement of development a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority and should include details of ecological mitigation, construction and demolition waste management, pollution prevention and soil resource management. The CEMP shall include the agreed method statements to mitigate or avoid adverse environmental impacts including:

Invasive species eradication scheme;

Ecological mitigation plan;

Waste Audit or similar mechanism.

Details of the location and arrangements for site compounds and parking;
The identification of vehicular access points into the site for all construction traffic, staff vehicles and Heavy Goods Vehicles;

Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractors vehicles are to be cleaned during the construction period; and
Specify working hours for the site.

The CEMP should be compiled in a coherent and integrated document and should be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures. 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.

Prior to the commencement of development, details of the proposed interpretation board shall be submitted to and agreed in writing with the Local planning Authority. The approved scheme shall be implemented in full prior to occupation of Storeton Hall

The proposed development shall be constructed in accordance with submitted material details

Details of works to create a new access onto Rest Hill Road have been submitted to and agreed in writing by the Local Planning Authority prior to the

first use of the equestrian facilities hereby permitted. The works shall be completed in accordance with the approved details prior to first use of the equestrian centre and retained thereafter.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 by the Local Planning Authority in writing.

The development hereby permitted by this planning permission shall be carried out in accordance with the principles and details specified in the following approved submissions, unless otherwise agreed in writing with the Local Planning Authority:

Land at Storeton Hall Farm – Flood Risk Assessment & Outline Drainage Strategy (July 2016/ Ref: FRA 16 038 / R0/ LK Consult Ltd).

Drainage GA (Feb 2017/ Job No 12816/ Drawing no 500/ Revision P6/ Booth King Partnership Limited)

NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities for the equestrian centre 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.

The external surfaces of the development hereby permitted shall be constructed in the materials identified in the submitted Storeton Hall-proposed Materials document (dated 31st March 2017)

No development shall commence until the confirmed full and final design for a surface water sustainable drainage system¹ to serve the entire site (residential and equestrian areas), and method of implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the 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 maintenance and inspection schedule.

The development hereby permitted by this planning permission shall be carried out in accordance with the principles and details specified in the following approved submissions, unless otherwise agreed in writing with the Local Planning Authority:

Land at Storeton Hall Farm – Flood Risk Assessment & Outline Drainage Strategy (July 2016/ Ref: FRA 16 038 / R0/ LK Consult Ltd).

Drainage GA (Feb 2017/ Job No 12816/ Drawing no 500/ Revision P6/ Booth King Partnership Limited)

ANY OTHER URGENT BUSINESS ACCEPTED BY THE CHAIR - WIRRAL'S LOCAL PLAN - REVIEW AND DEVELOPMENT OF DEVELOPMENT MANAGEMENT POLICIES

The Chair submitted a report seeking the establishment of a sub-committee of the Planning Committee to enable the Council to progress urgent work required on reviewing existing Development Management Policies for inclusion of the Local Plan prior to it being submitted the Secretary of State spoke in November 2020.

This sub-committee would consist of 9 members of the Planning Committee on a proportional basis in line with the Council's membership, that being; four Labour, three Conservative one Liberal Democrat and one Green.

Once established the sub-committee would meet to agree its work programme and progress with the work. It would provide regular reports back to the Planning Committee. The Assistant Director for Major Growth Projects and Housing Delivery would provide a progress report on the work in the report he gives to each meeting of the Environment Overview and Scrutiny Committee.

The following members were nominated by their respective parties to sit on the Sub Planning Committee with the same deputies to be used as Planning Committee;

Labour; Councillor S Foulkes, Councillor G Davies, Councillor S Whittingham, Councillor S Frost

Conservative; Councillor G Watt, Councillor A Gardner, Councillor I Lewis

Green Party; Councillor S Hayes

Liberal Democrats; Councillor S Kelly

On a motion by the Chair and seconded by the Vice Chair it was –

Resolved (13:0) – That a sub-committee comprising 9 members of the Planning Committee be established to make appropriate recommendations to the Cabinet in the formulation of the Local Development Framework for the Borough.

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