

# PLANNING COMMITTEE

Thursday, 15 July 2021

Present:

Councillors	S Foulkes	M Jordan
	K Hodson	B Berry
	S Frost	H Gorman
	B Kenny	AER Jones
	P Stuart	

Deputies:

Councillors	D Mitchell (In place of S Kelly)
	A Wright (In place of A Gardner)

## Vice Chair in the Chair

### 8 MINUTES

The Director of Law and Governance submitted the minutes of the meeting held on 10 June 2021 for approval.

Councillor S Foulkes pointed out that there was a typographical error regarding the spelling of Councillor A Gardner's name in minute 5.

**Resolved – That the minutes of the meeting held on 10 June 2021 be approved subject to one typographical correction.**

### 9 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.

Councillor S Foulkes declared a personal interest in Item 3 – APP/20/00998: Irvine House, 54-56 Park Road South, Birkenhead - by virtue of having, in the past, been a member of the Friends of Birkenhead Park (minute 10 refers).

### 10 **APP/20/00998: IRVINE HOUSE, 54-56 PARK ROAD SOUTH, BIRKENHEAD - VARIATION OF CONDITION 2 (APPROVED PLANS) OF PLANNING PERMISSION APP/16/00732 (CONVERSION OF SOCIAL CLUB TO 11 APARTMENTS AND THE ERECTION OF 7 DWELLINGS AND 21 APARTMENTS) TO ALLOW THE FORMATION OF SECOND FLOOR EXTERNAL TERRACES AND ALTERATIONS TO EXTERNAL APPEARANCE OF THE NEW-BUILD APARTMENTS TO INCLUDE AN INCREASE IN EAVES AND RIDGE HEIGHT; THE UNDERBUILDING OF CANTILEVERED FIRST FLOOR AND ALTERATIONS TO THE EXTERNAL APPEARANCE OF THE NEW BUILD DWELLINGS; AND AMENDMENTS TO SITE LAYOUT**

Councillor S Foulkes declared a personal interest in this matter by virtue of having, in the past, been a member of the Friends of Birkenhead Park (minute 9 refers). He remained in the meeting for the debate and consideration of the matter.

The Director of Regeneration and Place submitted the above application for consideration.

For medical reasons, the Lead Petitioner was unable to attend the meeting. Mr M Neal, Legal Advisor to the Committee, therefore read out to the Committee the Lead Petitioner's written representation.

The Applicant's Agent addressed the Committee.

**It was moved by Councillor K Hodson and seconded by Councillor S Frost that the application be approved subject to the following conditions and an additional condition in respect of replacement tree planting.**

**The motion was put and carried (11:0).**

**Resolved (11:0) – That the application be approved with the additional condition below and the following conditions:**

**Notwithstanding the landscaping set out on Drawing DW/SD/SK/JSL/BSTS r\_7, prior to commencement of the new build units, a scheme for replacement tree planting for trees T25, T26, T27 and T33, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be in accordance with the Wirral Tree, Hedgerow and Woodland Strategy and shall be carried out in full no later than the first planting season following first occupation of the new build units. Any trees which die or become diseased within 5 years of occupation shall be replaced with a comparable specimen. To ensure adequate tree replacement having regards to the Wirral Unitary Development Plan.**

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

**The permission has been implemented and therefore this condition has been complied with.**

**The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 18/11/2020 and listed as follows:**

**2018 150 101 04  
2018 150 103 03  
2018 150 102 03  
2018 150 104 03  
2018 150 105 02  
2018 150 201 03  
2018 150 204 04  
2018 150 202 04  
2018 150 210 01  
2018 150 208 01**

2018 150 209 01  
2018 150 204 05  
2018 150 001 06

Landscape layout received on 2/6/21 and listed as ; DW/SD/SK/JSL/BSTS\_r7.

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.

**Details of condition approved under reference DIS/19/00467**

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.

**Details of condition approved under reference DIS/19/00467**

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.

**Details of condition approved under reference DIS/19/00467**

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.

**Details of condition approved under DIS/19/00467**

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:

- A plan showing the extent of the plants
- What methods will be used to prevent the plant spreading further, including demarcation, and
- 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

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.

Details of condition approved under DIS/19/01335

**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.

**Details of condition approved under reference DIS/19/00467**

**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.

**Details of condition approved under reference DIS/19/00467**

**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.**

**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**

**Details of condition approved under reference DIS/19/00467**

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.

**Details of condition approved under reference DIS/19/00467 and DIS/19/01335**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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.

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.

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.

**Details of condition approved under reference DIS/19/00467**

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.

**Details of condition approved under reference DIS/18/01567**

**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.**

**Details of condition approved under reference DIS/18/01567**

**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.**

**Details of condition approved under reference DIS/18/01567**

**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.**

**Details of condition approved under reference DIS/19/00246**

**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.**

**Details of condition approved under reference DIS/18/01567**

**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.**

**Details of condition approved under reference DIS/18/01567**

**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.**

**Details of condition approved under reference DIS/19/00467**

**Notwithstanding the landscaping set out on Drawing DW/SD/SK/JSL/BSTS r\_7, prior to commencement of the new build units, a scheme for replacement tree planting for trees T25, T26, T27 and T33, shall be submitted to and approved in writing by the**



Local Planning Authority. The approved scheme shall be in accordance with the Wirral Tree, Hedgerow and Woodland Strategy and shall be carried out in full no later than the first planting season following first occupation of the new build units. Any trees which die or become diseased within 5 years of occupation shall be replaced with a comparable specimen.

- 11 **APP/20/01084: REDCOURT, 7 DEVONSHIRE PLACE, OXTON CH43 1TX - CHANGE OF USE FROM SCHOOL TO RESIDENTIAL FOR THE PROPOSAL OF THE REFURBISHMENT OF REDCOURT, A GRADE II LISTED VACANT SCHOOL BUILDING INTO 15NO. 1 AND 2 BEDROOM APARTMENTS. ADJACENT TO REDCOURT, IT IS PROPOSED TO BUILD A 3/4 STOREY STAND ALONE APARTMENT BLOCK, COMPRISING 30NO. 1 AND 2 BEDROOM APARTMENTS. BOTH APARTMENT BLOCKS WILL HAVE SEPARATE VEHICULAR AND PEDESTRIAN ACCESS FROM DEVONSHIRE PLACE, CAR PARKING, CYCLE STORAGE, BIN STORAGE AND GENEROUS PRIVATE AMENITY SPACE IS PROVIDED.**

The Director of Regeneration and Place submitted the above application for consideration.

The Lead Petitioner addressed the Committee

Ward Councillor Allan Brame addressed the Committee.

**A motion to refuse the application was moved by Councillor D Mitchell for the following reason but having not been seconded was not put to the vote.**

The proposed development (New build block B), due to its width, height and scale, is considered to have a detrimental impact on the character of the surrounding area including the setting of a grade II listed building and is therefore contrary to criterion (i) and (ii) of saved policy HS4 (Criteria for New Housing Development) and criterion (i) of saved policy CH1 (Development Affecting Listed Buildings and Structures) of the Unitary Development Plan and sections 12 and 16 of the National Policy Planning Framework.

It was further moved by Councillor S Foulkes and seconded by Councillor K Hodson that the application be approved subject to the following conditions.

The motion was put and carried (9:1:1 abstention).

**Resolved (9:1:1 abstention) – That the application be approved subject to a Section 106 Agreement to secure 20% affordable housing and with the following conditions:**

**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 25 May 2021 and listed as follows: 20007-112-A; 20007-113-K; 20007-110-D; 20007-111-D; 20007-101-J; 20007-102-D; 20007-106-C; 20007-120; 20007-121; 01.0 A; 02.0 B; 06.0 B;**

**05.0 B; 03.0 B; 11.0 A; 10.0 B; and received on 2 June 2021 and listed as follows: D177.001 B & D177.002 B.**

**Before any construction commences with respect to the new build element of the scheme, 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.**

**Before work commences on the different window treatments types R, S1, R1, N, N1 & N2 as indicated within the Window Strategy (dated 17.03.21), additional detailed cross section drawings (scale 1:2 or 1:5 or similar) shall be cross referenced to the Window schedule in Appendix A and shall be submitted to and approved in writing by the Local Planning Authority. The approved drawings shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.**

**Before work commences on types 1, 2, 3 and 5 ceiling treatment as indicated on Drawing No. 20007-120 (dated 17.03.21), detailed cross section drawings (scale 1:2 or 1:5 or similar) shall be submitted to and approved in writing by the Local Planning Authority. The approved drawings shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.**

**As recommended in the Phase II Site Investigation Report accompanying the application, no development shall take place until a suitable remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.**

**In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.**

**All School Road Markings and associated traffic signs and posts associated with the development site must be removed and replaced with No waiting at any time (double**

yellow line) restrictions at both entrance points. Details of the scheme together with a programme for the completion of the works must be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the required highway improvement works have been carried out in accordance with the approved details.

No tree felling, scrub clearance, vegetation management, ground clearance and/or building works are to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then buildings, trees, scrub, and vegetation 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 are required to be submitted for approval.

The development hereby permitted shall not be occupied until details of bat boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details.

Prior to installation of the bat boxes, details of location and type shall be submitted to and agreed in writing by the local planning authority, in connection with the mitigation submitted within section 4 of the Bat Emergence Survey Reports (details below) they shall be installed following completion of works and prior to first occupancy.

Common Pipistrelle bats were present, therefore appropriate habitat compensation for this would be two bat boxes erected on the site. Mitigation will include:

- Two x 2F Schwegler Crevice Bat Boxes (or similar) to be erected onto the exterior of the newly converted building following completion of the works. These will be erected more than 3 metres above ground, facing south, south-west or south-east.

Prior to commencement of works to the listed building, the Local Planning Authority must be provided with a copy of a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified development to go ahead or until the local planning authority has been provided with confirmation in writing that the site has been registered under the mitigation class licence to allow low impact work on bat roosts (CL21) and the structures provided as mitigation should be retained as bat roosts in Perpetuity.

An information leaflet shall be included in all sales packs for the proposed dwellings, informing residents of the presence and importance of European sites and how residents can help protect them, including a 'responsible user code.' A copy of the leaflet must be provided to the Council for review and approval prior to first occupation of any part of the development site.

No development shall take place until the applicant has submitted a written

**programme of archaeological building investigation and recording for approval in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved programme.**

**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 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.**

**Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to the new building 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.**

**On insertion the windows hereby approved at ground, first and second floor to the most southern facing elevation which are secondary windows to the flats within the new building shall be fitted with fixed and obscure glazing up to a height of 1.7m from the finished first floor internal floor level and shall be permanently retained in that condition thereafter.**

**Prior to the first occupation of the development 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.**

**Prior to first occupation of the flats, details of secure covered cycle parking and/or storage facilities must be 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.**

**Before work commences to the listed building in relation to the ceiling treatment; for type 4 ceiling treatment as indicated on Drawing No. 20007-120 (dated 17.03.21), further investigation is required to confirm that no ornate ceiling exists; documentation and photographic evidence. For avoidance of doubt a detailed cross section drawings (scale 1:2 or 1:5 or similar) shall be**

**submitted confirming type 4 ceiling treatment. Evidence and drawings shall be submitted to and approved in writing by the Local Planning Authority. The approved drawings shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.**

**Before the new fire doors identified on Drawing No. 20007-121(dated 17.03.21) are installed, further vertical and horizontal cross sections drawings (scale 1:2 or 1:5 or similar) of the architrave surround and door shall be submitted to and approved in writing by the Local Planning Authority. The approved drawings shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.**

**No development shall commence until detailed plans and particulars of the sustainable drainage system, in the form of a 'Confirmed / Final' Sustainable Drainage Strategy, (based on the 'Below Ground Drainage Outline Drainage Strategy' drawing reference S2 / 220-127 / RSM / AJP / XX / 00 / DR / C / 3010 / rev P02 dated 21 July 2020 / The Alan Johnston Partnership), for the management and disposal of surface water from the site has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority.**

**The surface water discharge rate from the site will be restricted to no more than 5 l/s and details of the 'Confirmed / Final' Sustainable Drainage Strategy must meet the requirements specified in the Terms of Condition and meet all requirements, including submission requirements, of Wirral Council's 'Sustainable Drainage Technical Guidance.'**

**A Construction Phase Surface Water Management Plan and a timetable for completion (including details of any phasing if applicable) must be submitted prior to commencement.**

**The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy, including any phasing embodied within, and maintained in perpetuity in accordance with an agreed Operation and Maintenance Plan, to be submitted for each development phase, approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority.**

**The approved drainage scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable 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. 'As built'**

drainage design / layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

- 12 **LBC/20/01085: 7 DEVONSHIRE PLACE, OXTON CH43 1TX - THE DEVELOPMENT PROPOSALS SEEK TO OBTAIN PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE CHANGE OF USE FROM A SCHOOL TO RESIDENTIAL FOR THE PROPOSAL OF THE REFURBISHMENT OF REDCOURT, A GRADE II LISTED VACANT SCHOOL BUILDING, INTO 15NO. 1 AND 2 BEDROOM APARTMENTS. ADJACENT TO REDCOURT, IT IS PROPOSED TO BUILD A 3/4 STOREY STAND ALONE APARTMENT BLOCK, COMPRISING 30NO. 1 AND 2 BEDROOM APARTMENTS. BOTH APARTMENT BLOCKS WILL HAVE SEPARATE VEHICULAR AND PEDESTRIAN ACCESS FROM DEVONSHIRE PLACE, CAR PARKING, CYCLE STORAGE, BIN STORAGE AND GENEROUS PRIVATE AMENITY SPACE IS PROVIDED**

The Director of Regeneration and Place submitted the above application for consideration.

It was moved by Councillor S Foulkes and seconded by Councillor K Hodson that the application be approved subject to the following conditions.

The motion was put and carried (11:0).

**Resolved (11:0) – That the application be approved with the following conditions:**

**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.**

**Before work commences on the different window treatments types R, S1, R1, N, N1 & N2 as indicated within the Window Strategy (dated 17.03.21), additional detailed cross section drawings (scale 1:2 or 1:5 or similar) shall be cross referenced to the Window schedule in Appendix A and shall be submitted to and approved in writing by the Local Planning Authority. The approved drawings shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.**

**Before work commences on the implementation of suspended ceilings, a schedule of windows or any significant historic fabric per apartment along with specifications on how they will be accommodated with the suspended ceiling, detailed drawings and cross section drawings shall be submitted for written approval by the local planning authority and remain thereafter. For the avoidance of doubt, the details drawings of the suspended ceilings shall include cross sectional drawings (scale 1:5 scale or similar) and incorporate the acoustics, thermal insulation and fire resistance details, along with fixture specifications. The development shall be implemented in accordance with the approved drawings and details.**

The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25 May 2021 and listed as follows;

**01.0 A, 02.0 B, 03.0 B, 05.0 B, 06.0 B, 10.0 B, 11.0 B, 20007-120 & 20007- 121**

Before work commences on types 1, 2, 3 and 5 ceiling treatment as indicated on Drawing No. 20007-120 (dated 17.03.21), detailed cross section drawings (scale 1:2 or 1:5 or similar) shall be submitted to and approved in writing by the Local Planning Authority. The approved drawings shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Before work commences for type 4 ceiling treatment as indicated on Drawing No. 20007-120 (dated 17.03.21), further investigation is required to confirm that no ornate ceiling exists; documentation and photographic evidence. For avoidance of doubt a detailed cross section drawings (scale 1:2 or 1:5 or similar) shall be submitted confirming type 4 ceiling treatment. Evidence and drawings shall be submitted to and approved in writing by the Local Planning Authority. The approved drawings shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Before the new fire doors identified on Drawing No. 20007-121(dated 17.03.21)are implemented further vertical and horizontal cross sections drawings (scale 1:2 or 1:5 or similar) of the architrave surround and door shall be submitted to and approved in writing by the Local Planning Authority. The approved drawings shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

No development shall take place until the applicant has submitted a written programme of archaeological building investigation and recording for approval in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved programme.

13 **APP/21/00544: 3 HEATH CLOSE, WEST KIRBY CH48 3JL - SINGLE STOREY REAR AND FRONT EXTENSIONS WITH REAR DORMER AT ROOF LEVEL**

The Director of Regeneration and Place submitted the above application for consideration.

It was moved by Councillor S Foulkes and seconded by Councillor K Hodson that the application be approved subject to the following conditions.

The motion was put and carried (11:0).

**Resolved** (11:0) – That the application be approved with the following conditions:

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 May 13th 2021 and listed as follows: HCL ADJ XX SL DR A 03 REV A dated 18.03.21.**

**14 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE - PLANNING APPLICATIONS**

The Director for Regeneration and Place submitted a report updating Members on the performance of the Development Management Service with regard to determining planning applications.

The report outlined performance against government targets in terms of the speed of processing all applications.

The Assistant Director, Chief Planner reported that in 2020/21, despite the extreme difficulties faced by the Covid-19 pandemic, the Service had comfortably surpassed the requirements for all targets in Major, Minor and Other categories of applications and that 85% of Major applications and 85% of Minor applications had been determined within 13 weeks or within the extended period agreed between the Council and the applicant.

It was further reported that the percentage of Major applications which had been determined within 13 weeks or within the extended period agreed between the Council and the applicant was 100% for the first quarter of 2021/22 and in 2020/21, 85% of Minor applications had been determined within 8 weeks or within the extended period agreed between the Council and the applicant.

In 2020/21, 93% of other applications had been determined within 8 weeks or within the extended period agreed between the Council and 89% in the first quarter of 2021/22. Performance on Householder applications (which are included in the other category and which form the largest single type of applications submitted to the Council for determination) was 95% in 2020/21 and 90% for the first quarter of 2021/22.

**Resolved – That the report be noted.**

**15 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE - PLANNING APPEALS**

The Director for Regeneration and Place submitted a report to update Members on the performance of the Development Management Service regarding planning appeals, including the percentage of the Council's decisions overturned (on appeal) by the Planning Inspectorate.

The Assistant Director, Chief Planner reported that the national average for the number of appeals allowed is around 33% per year. Within 2020/21 11 appeals had been allowed from 35 decisions and within the first quarter no appeals had been allowed from 11 decisions, therefore all appeals determined had been dismissed.



**Resolved – That the report be noted.**

16 **DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE - ENFORCEMENT ACTIVITY FOR CALENDAR YEAR 2020**

The Director for Regeneration and Place submitted a report to update Members on the performance of the Development Management Service with regard to its planning enforcement activity for the period 1 January 2021 to 31 March 2021 and also for the period 1 April 2021 to 30 June 2021.

Members were advised that the performance of the enforcement service would be reported to the Planning Committee on a quarterly basis in future.

The Assistant Director, Chief Planner reported that 68 new cases had been opened between 1 January 2021 and 31 March 2021 and that during this period 62 cases had reached a key milestone 56% of these had been reached within 13 weeks. During this period 49 cases had been closed.

It was further reported that 139 new cases had been opened between 1 April 2021 and 30 June 2021, 120 of these reached a key milestone and 86% had been reached within 13 weeks. During this period 118 cases had been closed.

The report outlined some examples of key successes achieved during the two quarters which included Land at the corner of Alfred Road and Wheatland Lane, Seacombe, 61 Ashville Road, Birkenhead, 91 Eastham Village Road, Eastham, Arlington Court and 1 Belford Drive, Moreton.

Members were advised that the pandemic had placed extra pressures on the team due to restrictions put in place, staff sickness and homeworking however the Department was in the process of undertaking further recruitment.

**Resolved – That the report be noted.**