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PLANNING COMMITTEE

Thursday, 12 August 2021

<u>Present:</u>	Councillor	S Kelly (Chair)	
	Councillors	K Hodson S Frost B Kenny M Jordan	A Gardner B Berry H Gorman AER Jones
<u>Deputy:</u>	Councillor	I Williams (In place of S Foulkes)	
<u>Apologies:</u>	Councillors	S Foulkes P Stuart	

17 MINUTES

The Director of Law and Governance submitted the minutes of the meeting held on 15 July 2021 for approval.

Resolved – That the minutes of the meeting held on 15 July 2021 be approved.

18 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.

No such declarations were made.

19 ORDER OF BUSINESS

With the consent of the Committee, the Chair varied the order of business.

20 APP/20/01888: THE STIRRUP, ARROWE PARK ROAD, WOODCHURCH, CH49 5PB - CONSTRUCTION OF NEW APARTMENT BUILDING FOR RETIREMENT LIVING/EXTRA CARE, COMPRISING OF 46 NO. FLATS WITH ASSOCIATED FACILITIES

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

An objector to the application addressed the Committee.

The Agent for the Applicant addressed the Committee.

Ward Councillor, Jean Robinson addressed the Committee with objections to the application.

It was moved by Councillor B Kenny and seconded by Councillor S Frost that the application be approved.

The motion was put and lost (4:6).

It was then moved by Councillor S Kelly and seconded by Councillor K Hodson that the application be refused for the following reason:

“The proposed development would result in a scale and form of development that fails to relate sufficiently to the existing built form adjacent to and surrounding the site that does not provide a consistent and coherent setting for the space or street that it defines. The height and mass of the development adjacent to Arrowe Park Road would result in creating an overbearing development that gives rise to a detrimental impact on the character of the area. The proposed development is therefore considered to be contrary to Policy HS4 of the Wirral Unitary Development Plan and the principles of the National Planning Policy Framework.”

The motion was put and carried (6:4).

Resolved (6:4) – That the application be refused for the following reason:

The proposed development would result in a scale and form of development that fails to relate sufficiently to the existing built form adjacent to and surrounding the site that does not provide a consistent and coherent setting for the space or street that it defines. The height and mass of the development adjacent to Arrowe Park Road would result in creating an overbearing development that gives rise to a detrimental impact on the character of the area. The proposed development is therefore considered to be contrary to Policy HS4 of the Wirral Unitary Development Plan and the principles of the National Planning Policy Framework.

21 **APP/21/00571: THE BARN (ATTACHED TO FARM VIEW), LANDICAN LANE, LANDICAN CH49 5LJ - BARN CONVERSION TO FORM DWELLING. EXTENSION TO REAR ELEVATION TO FORM PORCH**

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

Ward Councillor Mike Collins was unable to attend the meeting as he was away. Mr M Neal, Legal Advisor to the Committee, therefore read out to the Committee his statement requesting that the application be refused.

The applicant's Agent addressed the Committee.

It was moved by the Chair and seconded by Councillor B Kenny that the application be approved subject to the following conditions.

The motion was put and carried (10:0).

Resolved (10:0) – 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 25 March 2021.

Before any construction commences, samples of the 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.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

No tree felling, scrub clearance, or building works is 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 all 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 bird 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.

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

Works will not commence until the local planning authority has been 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 that the site has been registered under the mitigation class licence to allow low impact work on bat roosts (CL21).

Pre commencement and during development, mitigation to be instated must match that as described in Dusk Survey Results (Tyrer Ecological Consultants Ltd, 2020), namely implementation of a Schwegler 2F bat box (or suitable equivalent) as a receptor roost and creation of new roosting provision in the form of two access points at the roof verge/wall plate along with the local use of bitumen 1F underfelt. A scheme of supervision will be required whereby all identified potential roost features are dismantled under the supervision of a suitably qualified Ecological Clerk of Works (ECoW). One Schwegler 2F bat box (or suitable equivalent) and one Schwegler

2FN bat box (or suitable equivalent) will be erected on a suitable tree in proximity to the survey area; if this is not possible, a pole-mounted box is required prior to commencement of development. This box will act as a receptor should bats have to be captured and relocated to it during the work schedule. The structures provided as mitigation should be retained as bat roosts in perpetuity.

PRIOR TO OCCUPATION, details of all soft and hard landscaping including the surface material for the proposed car parking area shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented prior to occupation in full to the satisfaction of the Local Planning Authority.

22 **APP/21/00210: EMMAUS BIBLE SCHOOL, CARLETT EVANGELICAL CHURCH, CARLETT BOULEVARD, EASTHAM CH62 8BZ - CHANGE OF USE FROM CLASS E(G) OFFICE USE (FORMELY B1(A)) TO A MIXED E(G)(I)/E(E) USE TO FORM EYE CLINIC AND SEPARATE OFFICE SPACE. EXTERNAL WORKS INCLUDE ERECTION OF SINGLE-STOREY PORCH EXTENSION TO FORM NEW ENTRANCE TO CLINIC WHILST NEW ENTRANCE TO EXISTING OFFICES WILL BE FORMED TO SIDE ELEVATION; ALTERATIONS TO EXISTING OPENINGS; AND A NEW 2M HIGH ENTRY GATE AND FENCE TO FRONT AND SIDE BOUNDARIES.**

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

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

The motion was put and carried (10:0).

Resolved (10:0) – 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 23 July 21 and listed as follows: 121-04 B-01 Rev B.

The clinic hereby approved shall only be open to customers between the hours of Monday - Friday 08:30 -17:30.

The cycle storage facilities shown on the approved plans shall be provided in accordance with the approved details and made available for use prior to the clinic/offices hereby permitted first coming into use and shall be retained for use at all times thereafter.

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