

PLANNING COMMITTEE

Thursday, 21 April 2022

Present:

Councillor	S Kelly (Chair)	
Councillors	S Foulkes	P Stuart
	K Hodson	M Jordan
	S Frost	A Gardner
	AER Jones	B Berry
	B Kenny	H Gorman

54 MINUTES

The Director of Law and Governance submitted the minutes of the meeting held on 17 March 2022 for approval.

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

Resolved – That the minutes of the meeting held on 17 March 2022 be approved.

55 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 by members.

Planning Officer Joanne Storey declared that she had a prejudicial interest in item 3, by virtue of her residing close to the application site. She indicated that she would leave the chamber during consideration of that item.

56 APP/21/00070: HOLLINS HEY HOTEL, 191 VICTORIA ROAD, NEW BRIGHTON, CH45 0JY PROPOSAL: PROPOSED DEMOLITION OF THE EXISTING HOLLINS HEY HOTEL AND ERECTION OF 14 NEW BUILD APARTMENTS

Planning Officer Joanne Storey left the chamber during the consideration of this matter, having declared a prejudicial interest.

The Senior Planner presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

The Lead Principal Lawyer (Regeneration, Planning and Property), read out a statement submitted by the Ward Councillors T Jones and P Martin in support of the application.

The applicant, Mr D Bowden addressed the committee.

On a motion by Councillor S Foulkes and seconded by Cllr K Hodson it was –

Resolved (10:0:1 abstention) - that

(1) The Director of Regeneration and Place be authorised to issue the planning consent subject to the recommended conditions, and any other conditions that the Director may wish to impose, following:

a) The carrying out of a satisfactory bat emergence survey during the appropriate season which has been subject to consideration by MEAS and either confirms that no bats are present on the site, or that any adverse impacts can be overcome through the use of conditions which do not require substantive changes to the development, and

b) The completion of a Section 106 legal agreement to make provision for a financial contribution of £23,200 to assist the delivery of off-site affordable housing within the locality.

57 **APP/21/01428: 22 FARR HALL DRIVE, HESWALL, CH60 4SH PROPOSAL: DEMOLITION OF THE EXISTING DWELLING AND REPLACEMENT WITH UP TO 6 APARTMENTS TOGETHER WITH ASSOCIATED LANDSCAPING, PARKING AND ACCESS WORKS.**

The Principal Planner presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

The Ward Councillor, Councillor Andrew Hodson addressed the Committee.

An Objector to the application, Stephen Sage, addressed the Committee.

The agent for the applicant, Scott Bracken, addressed the Committee.

On a motion by Councillor K Hodson and seconded by Councillor B Berry it was –

Resolved (8:3) – that the application be refused on the following grounds.

The proposed development due to its close proximity to the embankment and shrubbery along the rear of the site is considered to have a detrimental impact on the residential amenities of the future

occupiers' apartments 2,4 & 5 through overshadowing and poor outlook and is therefore contrary to UDP Policy HS4, the Supplementary Planning Document for Flat Development and the National Planning Policy Framework.

58 **APP/21/01733: 14 PRIORY ROAD, WEST KIRBY, CH48 7EU PROPOSAL: DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF A REPLACEMENT DWELLING.**

The Principal Planner presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

Mr Pearson, an objector to the application addressed the Committee.

The Ward Councillor, Councillor S Mountney, addressed the Committee.

The Applicant, Julia Moore, addressed the Committee.

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

Resolved unanimously - that the application be approved subject to 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 1 February 2022 and listed as follows: B102 Rev A and in accordance with the approved plans received by the local planning authority on 2 February 2022 and listed as follows: B101 Rev A.

The rear facing second floor en-suite bathroom windows shall not be glazed otherwise than with obscured glass and fixed shut (with the exception of an opening light above 1.7 metres should this be required) and thereafter be permanently retained as such.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the rear elevation of the property at second floor level unless expressly authorised.

The development hereby approved shall be carried out only in accordance with the Method Statement contained within the

Arboricultural Report received by the Local Planning Authority on 1 February 2022.

The balcony screens hereby permitted shall be installed before the balconies are first brought into use. The screens shall thereafter be retained for as long as the balconies are in active use.

Prior to the first occupation of the dwelling hereby permitted, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

No scrub clearance, hedgerow removal or vegetation management 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 scrub, hedgerows 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.

The following measures to protect common lizard will be employed during the implementation of this permission:

- Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any reptiles present to move away from the affected areas;**
- The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent reptiles from seeking shelter or protection within them;**
- and**
- Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent reptiles from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to reptiles.**

Before any construction commences, details of 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.

59 **APP/21/01952: 22 EDGEHILL ROAD, MORETON, CH46 6AN PROPOSAL:
ERECTION OF ATTACHED DWELLING HOUSE.**

The Principal Planner presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

The Applicant, Ms Julie Grimes addressed the Committee.

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

Resolved unanimously - that the application be approved subject to 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 1 April 2022.

Before any above ground construction commences, samples or details of the external 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.
