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PLANNING COMMITTEE

Thursday, 29 June 2023

Present:

Councillor S Kelly (Chair)

Councillors S Foulkes
H Gorman
K Hodson
C Baldwin
M Booth

B Kenny
J Stewart Laing
G McManus
S Powell-Wilde
Jason Walsh

9 **WELCOME AND INTRODUCTION**

The Chair welcomed Members of the Planning Committee, Officers and members of the public to the meeting.

10 **APOLOGIES FOR ABSENCE**

No apologies were received.

11 **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 item on the agenda and if so, to declare them and state what they were.

Councillor Sue Powell-Wilde declared a prejudicial interest in item 6 (3 Dudley Road, Wallasey), by virtue of a family member living close to the application site and left the room during its consideration.

12 **APP/22/01848 - GROVE HOUSE HOTEL, 45 GROVE ROAD, WALLASEY VILLAGE, WIRRAL, CH45 3HF. PROPOSAL FOR A TEMPORARY CHANGE OF USE FROM A HOTEL TO HOSTEL, PROVISION OF 18NO BEDROOMS FOR 36 MONTHS.**

The Development Management Manager presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

Ward Councillors Ian Lewis and Lesley Rennie addressed the Committee.

A representative of the Applicant, Jane Burnham addressed the Committee.

On a motion by Councillor Harry Gorman and seconded by the Chair it was –

Resolved (8:3) – that the application be approved subject to the following conditions.

1. The development hereby permitted shall be for a limited period being the period of 36 months from the date of this permission. At the end of this period the development hereby permitted shall cease.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 22 June 2023 and listed as follows:

2060-ABWA-Z1-GF-DR-A-(20)0100-P02

3. There shall be no more than 18 bedrooms with a maximum of 36 residents provided at any time, in accordance with the details submitted and shown on plan reference; 2060-ABWA-Z1-GF-DR-A-(20)0100-P02

4. Within 3 months of the date of this permission full details of cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be made available for use within 3 months of the decision date of the development and shall thereafter be retained.

- 13 **APP/22/01887 - WIRRAL POINT, 37 STANLEY ROAD, HOYLAK, WIRRAL, CH47 1HN. FULL PLANNING APPLICATION FOR THE CONVERSION AND EXTENSION OF THE EXISTING BUILDING FOR THE PROVISION OF FOUR RESIDENTIAL APARTMENTS (USE CLASS C3) WITH ASSOCIATED LANDSCAPING AND PARKING**

The Development Management Manager presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

A representative of the Applicant, Deborah Baker Barnett addressed the Committee.

On a motion by Councillor Steve Foulkes and seconded by Councillor Kathy Hodson it was –

Resolved (unanimously) – that the application be approved subject to the following conditions.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3

November 2022 and listed as follows: 18/STAN/PLAN02 Rev A and PLAN05 in accordance with the approved plans received by the local planning authority on 19 Dec 2022 and listed as follows: PLAN01 Rev B in accordance with the approved plans received by the local planning authority on 1 March 2023 and listed as follows: PLAN07 Rev B, PLAN06 Rev B, PLAN04 Rev B in accordance with the approved plans received by the local planning authority on 3 March 2023 and listed as follows: PLAN03 Rev C.

3. Before any construction commences, details 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.

4. The vehicular access shall be widened to 4.5 metres before the first occupation of the dwellings hereby permitted and retained as such thereafter

5. Production of a detailed Construction Environmental Management Plan (CEMP) expanding on the submitted outline CEMP (Outline Construction Environmental Management Plan – Wirral Point Hoylake, Tyler Grange, Ref: TG Report No. 12793_R04_JD_MM, 30th August 2021) – detailing all necessary pollution control measures, visual and acoustic disturbance mitigation measures and noise monitoring to be implemented on site during construction works shall be submitted to the local planning authority for approval prior to the start of any construction activities on site. The development shall thereafter be undertaken only in accordance with the approved plan.

6. Prior to the commencement of development, including any demolition, acoustic hoarding, as specified on page 3 of the Outline CEMP and shown on plan 12793_P04 shall be installed. The hoarding shall thereafter be retained in situ until the completion of the development.

7. Prior to the commencement of development the Natterjack toad avoidance measures as detailed within the outline CEMP (Outline Construction Environmental Management Plan – Wirral Point Hoylake, Tyler Grange, Ref: TG Report No. 12793_R04_JD_MM, 30th August 2022) shall be implemented. These measures shall be maintained for the duration of building works.

8. Prior to the first occupation of the dwellings hereby permitted an Ecological Management Plan (as detailed in paragraph 6.43 of the

Shadow Appropriate Assessment submitted with this application) shall be submitted to, and approved in writing by the Local Planning Authority. The plan shall include the following:

- **Description and evaluation of the features to be managed;**
- **Ecological trends and constraints on site which may influence management;**
- **Aims and objectives of management, to include management of dune grassland, Southern horsetail and Natterjack toad habitat;**
- **Appropriate management options for achieving aims and objectives;**
- **Prescriptions for management actions;**
- **Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);**
- **Personnel responsible for implementation of the plan;**

Confirmation

- **Confirmation of funding and ownership; and**
- **Details of a programme of monitoring and remedial measures triggered by monitoring.**

Management of the site shall thereafter be undertaken in accordance with the provisions of this plan.

9. Prior to the first occupation of the dwellings hereby permitted a residents information pack shall be submitted to, and approved in writing by the Local Planning Authority. The pack shall advise new residents of the importance of the nearby designated sites and outline a responsible user code, for example in relation to pet ownership. The pack shall thereafter be made available to all new residents of the development in perpetuity.

10. The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the dusk bat survey report (Dusk Survey Results – Wirral Point, Tyrer Ecological Consultants Ltd, September 2022) which details the methods for maintaining the conservation status of bats unless varied by a European Protected Species licence subsequently issued by Natural England.

11. Works will not commence unless the local planning authority has been provided with a copy of a licence issued by Natural England in respect of bats pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead

12. Prior to the first occupation of the dwellings hereby permitted a lighting scheme designed so that ecology is protected and excessive light spill is prevented from affecting important habitats shall be

submitted to and approved in writing by the local planning authority. Any lighting installed shall comply with the requirements of this scheme. Any replacement lighting thereafter installed shall comply with this scheme in perpetuity, unless any amendments are agreed by the Local Planning Authority.

13. Prior to the commencement of development a method statement, prepared by a competent person, which includes the following information, shall be submitted to and approved in writing by the local planning authority:

- A plan showing the extent of cotoneaster on site;
- The methods that will be used to prevent the plant/s spreading further, including demarcation;
- The methods of control that will be used, including details of post-control monitoring; and
- How the plants will be disposed of after treatment/removal.

The development shall thereafter be carried out in accordance with the approved method statement.

14. The mitigation measures outlined in Section 6.0 of the Flood Risk Assessment prepared by bEK Enviro Ltd on behalf of Blueoak Estates Limited (Report Reference: EK-RB20001-1. July 2020) and the letter of 05 February 2023 from bEK Enviro Ltd to Environment Agency, shall be fully implemented (insofar as they relate to the present scheme for conversion of the existing building) prior to occupation of the dwellings hereby permitted.

15. The balcony screens hereby permitted to the first floor Plot 1 retreat balcony shall be installed before the balcony is first bought into use. The screens shall thereafter be retained

16. Full details of the proposed bin/cycle store, shown on the approved site plan, shall be submitted to and approved in writing prior to first occupation.

The approved store shall be provided and made available prior to the first occupation of the dwellings hereby permitted and retained as such thereafter.

17. Prior to the first occupation of Plot 3, the existing window next to the proposed balcony of Plot 2 shall be blocked up as indicated on the proposed plans and elevations and retained as such thereafter.

18. The side facing second floor Plot 2 retreat window 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.

19. Any trees that require removal as part of the widening of the vehicular access shall be repositioned in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings hereby permitted.

Should it become apparent that the trees cannot be satisfactorily repositioned details of replacement tree planting, at a ratio of 2 for 1, shall be submitted to and approved in writing by the Local Planning Authority. The replacement tree planting shall thereafter be carried out only in accordance with the approved details.

Should any repositioned or replacement trees die within 5 years of (re)planting then they shall be replaced by an equivalent species within 6 months

20. Before any equipment, machinery or materials are brought onto site, details of measures to be taken to protect existing trees shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented before any equipment, machinery or materials are brought onto site and 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.

14 **APP/23/00599 - 3 DUDLEY ROAD, NEW BRIGHTON, WALLASEY, WIRRAL, CH45 9JP. CHANGE OF USE FROM COUNSELLING/THERAPIST CENTRE (CLASS E) TO RESIDENTIAL (C3) IN THE FORM OF A SINGLE DWELLING.**

Councillor Sue Powell-Wilde declared a prejudicial interest in this matter and left the chamber during its consideration.

The Development Management Manager presented the report of the Director of Regeneration and Place in relation to the above application for consideration.

Ward Councillor Tony Jones addressed the Committee.

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

Resolved (unanimously) – that the application be approved subject to the following conditions.

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

2. The development hereby permitted shall be carried out in accordance with the amended plans received by the local planning authority on 18 April 2023 and listed as follows:

Site Location Plan DR-01 (dated 05.03.2023)

Proposed Floor Plans DR-05 rev A (received 13.06.2023)

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