

Planning Committee

11 January 2024

Agenda Item 5 – Addendum to Officer Report

Representations

1. A late representation has been received and circulated to members. This representation seeks clarity on the dimensions of the apartment building and whether there is any change in the dimensions of the building between the approved application and the S73 Variation of Condition now being considered.

The case officer has taken accurate digital measurements from the plans which, for the avoidance of doubt, confirm that there is no change in the overall height of the building which remains at 13.4 metres to the ridge and in its width which remains at 28.4m which were the two dimensions queried in the representation.

2. A further statement from the applicant in support of the development has been received and circulated to members. This statement does not raise any new matters for consideration that are not already addressed within the officer report. The applicant is seeking through the statement to re-state what it considers to be the benefits of the proposed amendment, which are already referenced within the publicly available supporting documentation submitted with the application.

Consultations

1. The Council's Conservation Officer reports that there are no heritage objections raised to this proposal. The changes are of a scale and nature that result in a development which is not substantially different to the one which has been approved. The revised plans do not deviate from the approved plans in a way which would cause harm to the setting of the conservation area and nearby designated and non-designated heritage assets.

Clarification of Matters raised within the Officer Report

1. There is a discrepancy within the Officer report in respect of the number of trees on site that the approved scheme sought to retain. Paragraph 3.2.2 refers to the approved scheme retaining 22 trees, whereas paragraph 3.7.8 refers to the approved scheme retaining 38 trees on site. For the avoidance of doubt, the report on the earlier application confirms that the approved scheme sought to retain 38 trees, fell 22 and plant 9 new trees. The scheme as now proposed retains 41 trees, and plants 20 new trees. (Officer report paragraph 3.7.13)

2. Section 3.4 of the report has outdated text in respect of the progress of the emerging Wirral Local Plan. The updated text should read as follows:

Emerging Wirral Local Plan

Wirral Borough Council has submitted a new local plan for examination. On the 21 March 2022 full council approved publication of the Draft Local Plan Under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 before submission to the Secretary of State. The plan was published in May 2022 and representations could be submitted until 25th July 2022. The Local Plan was submitted to the Secretary of State on the 26th October 2022. The local plan and supporting evidence base can be viewed online at www.wirral.gov.uk/lpexam

3. Since the report was compiled, Government has issued an updated version of the National Planning Policy Framework. References within the published report to paragraph numbers of the Framework are to the 2021 version, however there is no change in the text of the policies of the Framework as referred to within the officer report.