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PLANNING COMMITTEE

Thursday, 8 February 2024

Present:

Councillor	S Kelly (Chair)		
Councillors	S Foulkes	B Kenny	
	H Gorman	J Stewart Laing	
	K Hodson	G McManus	
	C Baldwin	S Powell-Wilde	
	M Booth	J Walsh	

56 WELCOME AND INTRODUCTION

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

57 APOLOGIES FOR ABSENCE

No apologies for absence were received.

58 MINUTES

Resolved – That the minutes of the meeting held on 11 January 2023 be approved.

59 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.

No declarations were made.

60 APP/23/00551; THE GRANGE, GRANGE ROAD, WEST KIRBY, WIRRAL, CH48 4EE, DEMOLITION OF HOUSE AND OUTBUILDINGS TO PROVIDE 12 APARTMENTS TOGETHER WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING AND WORKS INCLUDING THE RELOCATION OF THE SUBSTATION.

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

An objector to the application, Mr Holmes addressed the Committee.

Ward Councillor Jeff Green addressed the Committee.

The applicant's agent, Mr Sacarello addressed the committee.

Following an issue identified during Councillor Green's representation, the Development Management Manager clarified that the consultation period in respect

of the above application had erroneously been displayed as still open on the Council website until 17 February 2024 despite ending in December. This was due to an automated system function which amended the date of the consultation when a response from a consultee was recorded. In order to maintain the fairness of the application process, the Lead Principal Lawyer therefore strongly advised that the application should be deferred to a future meeting, as the public had a legitimate expectation that they should be able to make comment on the application up until the date displayed on the website.

On a motion by Councillor Stuart Kelly and seconded by Councillor Steve Foulkes it was:

Resolved – That the consideration of the application be deferred to a subsequent meeting of the Planning Committee.

61 **APP/22/00573; FARM, PARK ROAD, MEOLS, CH47 7BE, CONVERSION OF AN EXISTING SINGLE STOREY HAY BARN INTO A 2 BEDROOM DWELLING (RESUBMISSION OF APPLICATION NUMBER 21/01378 REFUSED DATED 15TH OCTOBER 2021)**

The Development Management Manager presented the report of the Director of Regeneration and Place in relation to the above application for consideration. The Development Management Manager referenced the updated addendum to the report which included an amendment to Condition 2, alongside the inclusion of a further condition (Condition 9).

Ward Councillor Andrew Gardner addressed the committee.

On a motion by Councillor Stuart Kelly and seconded by Councillor Kathy Hodson, it was:

Resolved (10:1) – 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 approved plans received by the local planning authority on 05/04/2022 & 16/08/2023 and listed as follows:**
 - **2768.P1**
 - **2768.P1 Rev A**
 - **20 018 05 Rev A**
 - **20 018 06 Rev A**
 - **FRA Rev 4 Base Energy**
 - **Full Structure Report CASE**
3. **No development involving the use of any facing materials and driveway materials shall take place until samples or details of the materials to be used in the construction of external surfaces of the building and hard**

standing have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The driveway shall be laid and completed using the agreed materials prior to the first occupation of the dwelling hereby approved.

4. The development shall be carried out in accordance with the submitted flood risk assessment (ref: March 2022/Flood Risk Assessment Rev4/Base Energy Service Limited) and the following mitigation measures it details:
 - Finished floor levels shall be set no lower than 0.3 metres above existing floor levels.
 - Flood resilient and resistant construction technology to be incorporated into the design and fabric of the building.
 - Residents/occupant to register to receive flood warning information from the Environment Agency.
 - A flood management plan to be prepared and adopted by the resident/ occupant.
 - Incorporation of simple SuDS techniques within the surface water drainage design of the Page 35 development. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
5. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/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, 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.
6. No works are to be carried out within a minimum of 5 metres of the top of the bank to the north of the site due to potential proximity to water vole, details of methods of protection to this zone are to be submitted for approval prior to any ground works.
7. A scheme of landscape proposals including a timetable of works shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the proposed development. The scheme shall include (where practical) but not be limited to, species of local provenance and native and non-native flowering perennial species and features such as bat boxes, bird boxes, log piles, bug boxes, solitary bee houses and hedgehog homes to encourage net gains in biodiversity and full plans and specifications for all hard and soft landscape works and indications of all existing trees and hedgerows on the land, including those to be retained. All planting, seeding and/or turfing

comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that order), no development in classes A, B, D, E or F of Part 1 Schedule 2 to that order shall be carried out on the site without the prior written consent of the Local Planning Authority.
 9. No development shall take place until a Foul Drainage Assessment has been submitted to and agreed in writing with the Local Planning Authority. The septic tank shall be installed in full accordance with the approved Foul Drainage Assessment prior to the occupation of the dwelling hereby approved and shall be retained for use thereafter.
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