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PLANNING COMMITTEE

Thursday, 14 February 2019

<u>Present:</u>	Councillor	S Foulkes (Chair)	
	Councillors	B Kenny P Cleary G Davies S Frost K Hodson	AER Jones T Jones M Jordan S Kelly I Lewis
<u>Deputies:</u>	Councillors	J McManus (for R Abbey) W Clements (for D Elderton)	

118 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 17 January 2109.

Resolved – That the minutes be approved.

119 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.

120 REQUESTS FOR SITE VISITS

Members were asked if there were any requests for site visits

No such requests were made.

121 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

122 APP/17/01540: 25 WARWICK DRIVE, EGREMONT (AMENDED PLANS) TWO AND THREE STOREY EXTENSION TO PROVIDE 4 ADDITIONAL FLATS.

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

A Petitioner addressed the Committee.

On a motion by Councillor S Foulkes and seconded by Councillor G Davies it was:

Resolved (13:0) That the application be refused subject to the following condition:

The proposed development by reason of its size, scale and design is considered to have a detrimental impact on the character of the area and is thereby contrary to Unitary Development Plan Policies HS4 – Criteria for New Development and HS13 – Self Contained Flat Conversions and guidance within paragraphs 124 – 132 of the National Planning Policy Framework .

123 **APP/18/00786: ANDREW GIBSON HOUSE, BLENHEIM ROAD, EGREMONT, WIRRAL - CONVERSION OF ANDREW GIBSON HOUSE TO 34 APARTMENTS, RESTORATION OF ADJACENT LODGE TO BE USED AS A DWELLING, PROVISION OF THREE DETACHED DWELLINGS AND THREE APARTMENT BLOCKS COMPRISING 26 UNITS, 61 UNITS AND 11 UNITS TOGETHER WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING AND WORKS, PLUS DEMOLITION OF NON-ORIGINAL EXTENSION TO THE HOUSE**

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

A Ward Councillor addressed the Committee.

On a motion by Councillor T Jones and seconded by Councillor D Davies it was:

Resolved (13:0) 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 14 August 2018 and 29 January 2019 and listed as follows: PL-101 REV. B, PL-001, PL002, PL-301, PL-302, PL-010, PL-011, PL-012, PL-013, PL-014, PL-015, PL-020, PL-019, PL-018, PL-203, PL-016, PL-201, PL-202, PL-017, PL-110, PL-111, PL-112, PL-113, PL-114, PL-115, PL-031, PL-242, PL-030, PL-403, PL-241, PL-402 House Type 2, PL-230, PL-231, PL-232, PL-233, PL-143, PL-140, PL-141, PL-142, PL-144, PL-125, PL-210, PL-211, PL-120, PL-121, PL-122, PL-123, PL-124, PL-130 REV.B, PL-131 REV.B, PL-132 REV. B, BLOCK B PROPOSED THIRD FLOOR REV. B, PL-134 REV.B, PL-136 REV.B, PL-221 REV. B, PL-222 REV. B, PL-250 REV. A, PL-251 REV. A, PL-252 REV. A, PL-310 REV. A, PL-402 REV. C, PL-401 REV. C

Insofar as this consent relates to the refurbishment and conversion of Andrew Gibson House any new roof covering and/or patch repairs shall precisely match the

existing roofing

Insofar as this consent relates to the refurbishment and conversion of Andrew Gibson House, notwithstanding the submitted plans and drawings, approval of the following details shall be obtained from the local planning authority prior to their implementation and such approved details shall be implemented in full unless otherwise agreed in writing;

- (i) Samples of the construction materials used in all new dormer windows;**
- (ii) Specification for all new rainwater goods;**
- (iii) All external lighting systems, including hours of operation, which for the avoidance of doubt shall not exceed 6 lux at any habitable room windows or cause unacceptable glare to passing pedestrians and motorists**

A full schedule of works including method statements where required, for the following features of the Andrew Gibson House which shall be retained in situ and restored as part of the development shall be submitted to and approved in writing by the local planning authority. The scheme of repairs shall be implemented in accordance with the approved details and completed to the satisfaction of the local planning authority before the development is occupied/brought into use.

- (i) Original staircase with cast iron newel post and balusters;**
- (ii) Original door-screen of the front door;**
- (iii) Commemorative plaque**

Notwithstanding the indicative detail shown on the approved drawings, details of the refuse and recycling store to serve Andrew Gibson House shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse and recycling store shall be implemented in accordance with the approved details prior to first occupation of Andrew Gibson House and be permanently retained thereafter.

Notwithstanding the submitted plans and drawings, prior to any development above ground level for each phase of the development (Blocks A/ Block B/ Block C/ Gatehouse buildings/ House Type 2/Lodge extension) approval of the following details shall be obtained from the local planning authority

i. Samples or details of all facing materials including all new windows and doors for the specified phase

The stated details shall be approved in writing and such approved details shall be implemented in the development hereby approved in full:

Notwithstanding the submitted plans and drawings, prior to first occupation of each phase of the development (Andrew Gibson House/Blocks A/ Block B/ Block C/ Gatehouse buildings/ House Type 2/Lodge extension) approval of the following details shall be obtained from the local planning authority

Details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around each phase of the development

The stated details shall have regard to paragraph 6.16 of the Ecology Assessment Report and shall be implemented in full prior to first occupation and thereafter be permanently retained and maintained.

No works shall commence, other than detailed survey work, until a site specific Construction Environmental Management Plan (CEMP), including consideration of the restoration and refurbishment of Andrew Gibson House, has been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate the adoption and use of the best practicable means to reduce noise, dust and pollution risks (emissions and runoff). The approved Construction Environmental Management Plan shall be implemented in accordance with the approved details at all times during the implementation of the approved development.

No tree felling, scrub clearance, hedgerow removal, 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 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.

The development hereby permitted shall not be occupied until details of bird boxes and timing, has been provided to the Local Planning Authority for approval and implemented in accordance with those details.

The fox den identified in section 6.9 of the Ecology Assessment Report is to be removed strictly in accordance with the recommendations of the Ecology Assessment Report.

Prior to commencement of development a method statement having regards to Cotoneaster shall be submitted to and agreed in writing with the Local Planning Authority detailing:

- A plan showing the extent of the plants**
- What methods will be used to prevent the plant spreading further, including demarcation; and What methods of control will be used, including**

details of monitoring

Once the work has been carried out within the agreed timescale as set out in the method statement a validation report shall be submitted to and agreed in writing with the Local Planning Authority confirming the remediation treatment has been carried out and that the site has been free of the invasive species for 12 consecutive months for approval in writing by the Local Planning Authority

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 the mitigation measures as detailed in paragraphs 6.12, 6.13, 6.14, 6.15 and 6.16 of the Ecology Assessment Report and shall include 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 seasons 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, unless the Local Planning Authority gives written consent to any variation.

No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Prior to first occupation of development, a waste management plan for Blocks A, B and C shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of the refuse and recycling storage facilities for the development hereby permitted and the strategy for the transfer and collection of waste. The approved scheme for bin/waste storage shall be implemented in accordance with the approved details and retained thereafter unless otherwise agreed in writing. For the avoidance of doubt no approval is hereby given for any external bin storage facilities.

No waste material shall at any time be stored outside the designated facility and all waste material shall be kept within the curtilage of the premises until collected.

No development shall commence until the final detailed sustainable drainage design¹ for the management and disposal of surface water from the site based on the principles and details identified in the following submissions has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority:

- Flood Risk Assessment (*2nd October 2018/ Andrew Gibson House/ Ref: 8/1786 Version A Rev C/ Clancy Consulting*)
- Existing and Proposed Section (*22nd October 18 / Andrew Gibson House/ Job No 8/1786/ Drawing No 400003 Rev P1/ Clancy Consulting*)

Prior to first occupation, the following features shall be restored and retained in situ in accordance with drawing No. PL-101 Rev. B unless otherwise agreed in writing with the Local Planning Authority

- i. The original iron panels on either side of the existing entrance into the site
- ii. The original iron gate within the central piers fronting Seabank Road
- iii. The original iron gate within the piers along Blenheim Road

Before the works hereby approved commence, a scheme detailing the phasing of the construction of the development including the means of access, layout of buildings, car parking and servicing arrangements, shall be submitted to and approved in writing by the Local Planning Authority. The development will be carried out in accordance with the details approved.

The development hereby approved shall be occupied in accordance with details within the Planning Statement unless otherwise agreed in writing with the Local Planning Authority. For the avoidance of doubt 26 units shall be reserved for The Nautilus Welfare Fund.

The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy, including any phasing embodied within, and maintained in perpetuity in accordance with an agreed Operation and Maintenance Plan, to be submitted for each development phase, approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

The approved drainage scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority. 'As built'

drainage design/layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

Prior to the commencement of Blocks A, B or C as shown on drawing No. PI-101 Rev. B details of the proposed finished floor levels; ridge and eaves heights of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding property. The development shall be carried out as approved.

Prior to any development above ground level for each phase of the development (Blocks A/ Block B/ Block C/ Gatehouse buildings/ House Type 2/Lodge extension) details of secure covered cycle parking and/or storage facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the relevant phase of development hereby permitted and shall be retained for use at all times thereafter.

Prior to first occupation, the window(s) shown on drawing No. PL-1221 Rev. B Block B Proposed South Elevation shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

The development hereby approved shall be carried out strictly in accordance with the submitted Arboricultural Impact Assessment. For the avoidance of doubt protective fencing should be erected around the Root Protection Areas of all retained trees as shown on the Tree Impact Plan unless otherwise agreed in writing with the Local Planning Authority.

Construction of the approved Blocks A, B and C, as authorised by this permission, shall not begin until the LPA has approved in writing a full scheme of works for the construction of the new vehicle accesses from the highway and amendments to the existing highway made necessary by this development, including new vehicle crossing accesses in accordance with LPA commercial crossing specifications and the reinstatement to standard footway level of any existing vehicle access from the highway rendered obsolete by the development. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of any part of the development.

No more than 50% of the development hereby permitted shall be occupied

until the introduction of a Traffic Regulation Order (TRO) has been agreed in writing with the Local Planning Authority. The TRO shall be introduced along Maddock Road to manage and control parking associated with the proposed development. For the avoidance of doubt, this agreement may conclude there is no requirement for a TRO

124 APP/18/00859: GLENBANK, 12 MILL HILL ROAD, IRBY, CH61 4UF - ERECTION OF A REPLACEMENT 4-BEDROOM DETACHED DWELLING WITH NEW VEHICULAR ACCESS.

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

On a motion by Councillor S Foulkes and seconded by Councillor G Davies it was:

Resolved (13:0) 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 23/10/18 and listed as follows:

1822 01 Revision D (Proposed Plans, Elevations and Site Plan) dated 23.10.2018.

No development above ground floor slab level shall take place until samples of the proposed external walling and roofing materials have been made available on site and approved in writing by the Local Planning Authority. Thereafter development shall be carried out as approved.

The site shall be developed with separate systems of drainage for foul and surface water.

The first floor windows to the north west and south east side elevations noted on drawing number 1822 01 Revision D as having obscure glass shall be fitted with obscure glazing to at least level 3 of the Pilkington Scale of Privacy and thereafter retained as such for the life of the development.

Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development)(England) Order 2015 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no further windows or doors shall be inserted into the north west or south east side elevations of the dwelling hereby permitted without the further grant of planning permission from the Local Planning Authority.

The dwelling hereby permitted shall not be occupied until a charging point for plug-in electric vehicles has been installed and is available for use.

- 125 **APP/18/01547: 280 HOYLAKE ROAD, MORETON, CH46 6AF - RETENTION OF CAR PARKING MANAGEMENT FEATURES, COMPRISING: 1 NO. 5M HIGH LIGHTING COLUMN WITH ANPR CAMERA MOUNTED TO TOP, 1 NO. COLUMN PROTECTOR, 10 NO. ROOT FIXED BARRIERS AND 6 NO. TRAFFIC BOLLARDS**

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

A Ward Councillor addressed the Committee.

On a motion by Councillor S Foulkes and seconded by Councillor G Davies it was:

Resolved (8:5) That the application be approved subject to the following conditions:

The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27th November 2018 and listed as follows:

**C-0000-001/A, received 27/11/2018;
C-0000-002/A, received 27/11/2018;
D-0000-002/A, received 27/11/2018;
D-0000-004/A, received 27/11/2018;
C-0000-006/A, received 27/11/2018;
D-0000-006/A, received 27/11/2018;
C-21677-001/A, received 27/11/2018; and
C-21677-002/A, received 27/11/2018;**

- 126 **ADV/18/01548: 280 HOYLAKE ROAD, MORETON, CH46 6AF - RETENTION OF CAR PARK MANAGEMENT SIGNAGE COMPRISING 12 NO ON-ILLUMINATED POLE MOUNTED SIGNS AND 2 NO. NON-ILLUMINATED WALL MOUNTED SIGNS**

The Corporate Director for Economic and Housing Growth submitted the above application for consideration.

A Ward Councillor addressed the Committee.

On a motion by Councillor S Foulkes and seconded by Councillor G Davies it was:

Resolved (9:4) That the application be approved subject to the following conditions:

The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27th November 2018 and listed as follows:

**C-21677-001/A (27/11/2018);
C-21677-003/B (22/01/2019); and
C-21677-004/B (22/01/2019)**

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

This consent shall expire after a period of 5 years from the date of this permission.

127 **TREE PRESERVATION ORDER NO WR0390 - LAND TO THE SOUTH EAST OF STANLEY AVENUE & THE MOUNTWOOD CONSERVATION AREA**

A Report by the Corporate Director for Economic and Housing Growth informed the Committee of an objection to Wirral Borough Council Tree Preservation Order No WR0390 and recommended that the order should be confirmed.

Two Ward Councillors addressed the Committee

On a motion by Councillor S Foulkes and seconded by Councillor W Clements it was:

Resolved (13:0) That the Council Tree Preservation Order No WR0390 be confirmed.

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