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PLANNING COMMITTEE

Thursday, 19 March 2020

Present:

Councillor	S Kelly (Chair)	
Councillors	S Foulkes	B Kenny
	K Hodson	S Whittingham
	S Hayes	I Lewis
	G Davies	M Jordan

95 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 13 February 2020 for approval.

Resolved – That the minutes of the meeting held on 13 February 2020 be approved.

96 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.

Councillors Steve Foulkes and Ian Lewis declared prejudicial interests in item 7 – 52-54 Greenheys Road, Liscard, by virtue of their position on the Board of Magenta Living.

Councillor Steve Foulkes declared a personal interest in item 8 - Meols Railway Station, Birkenhead Road, Meols, by virtue of his position on the Board of Merseytravel.

97 APP/17/01504 - SITE OF FORMER DELL PRIMARY SCHOOL, THE DELL, ROCK FERRY, WIRRAL - PROPOSED RESIDENTIAL DEVELOPMENT OF 61NO. DWELLING UNITS (38NO. HOUSES AND 23NO. APARTMENTS)

The Director of Regeneration and Place submitted the above application for consideration.

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

Resolved (8:0) – That the application be approved.

- 98 **APP/19/00822 - WESTWARD, 112- 114 BIRKENHEAD ROAD, MEOLS, CH47 0LE - THE PROPOSAL IS FOR 1NO. 3 STOREY NEW BUILD BLOCK AND 1NO. 2.5 STOREY NEW BUILD BLOCK, CONTAINING 6NO. 1 BEDROOM AND 21NO. 2 BEDROOM APARTMENTS, ALONG WITH ASSOCIATED CAR PARKING AND LANDSCAPING.**

Resolved – That this item be deferred at the request of the Director of Regeneration and Place, to allow for a revised scheme to be submitted.

- 99 **DLS/19/01305 - BURTONS FOODS, PASTURE ROAD, MORETON, CH46 8SE - RESERVED MATTERS APPLICATION FOR THE CONSTRUCTION OF 257 DWELLINGS, ASSOCIATED OPEN SPACE AND INFRASTRUCTURE (FOLLOWING THE GRANT OF OUTLINE PLANNING PERMISSION).**

The Director of Regeneration and Place submitted the above application for consideration.

On a motion by the Chair and seconded by Councillor Steve Foulkes, it was –

Resolved (8:0) – That the application be approved.

- 100 **APP/19/01870 - LAND AT THE CORNER OF COLLEGE CLOSE AND THIRD AVENUE, WIRRAL, CH43 9XP - CONSTRUCTION OF 3 BUNGALOWS WITH ASSOCIATED HARD AND SOFT LANDSCAPING**

Resolved – That consideration of this item be withdrawn from the Committee to be determined by the Director of Regeneration and Places.

- 101 **APP/19/01872 - LAND AT CORNER OF CORWEN CLOSE AND THIRD AVENUE., WIRRAL, CH43 9UX - ERECTION OF 3 BUNGALOWS WITH ASSOCIATED HARD AND SOFT LANDSCAPING**

Resolved – That consideration of this item be withdrawn from the Committee to be determined by the Director of Regeneration and Places.

- 102 **APP/19/01873 - LAND AT THE CORNER OF CHARLWOOD CLOSE AND THIRD AVENUE, BEECHWOOD, CH43 9XF - ERECTION OF 3 BUNGALOWS WITH ASSOCIATED HARD AND SOFT LANDSCAPING**

Resolved – That consideration of this item be withdrawn from the Committee to be determined by the Director of Regeneration and Places.

- 103 **APP/19/01874 - LAND AT THE CORNER OF CAXTON CLOSE AND THIRD AVENUE, BEECHWOOD, WIRRAL CH43 9XQ - ERECTION OF 4 BUNGALOWS WITH ASSOCIATED HARD AND SOFT LANDSCAPING**

Resolved – That consideration of this item be withdrawn from the Committee to be determined by the Director of Regeneration and Places.

104 **APP/19/01875 - LAND AT CORNER OF CHANTRY CLOSE AND THIRD AVENUE, WIRRAL, CH43 9EX - ERECTION OF 4 BUNGALOWS WITH ASSOCIATED HARD AND SOFT LANDSCAPING**

Resolved – That consideration of this item be withdrawn from the Committee to be determined by the Director of Regeneration and Places.

105 **URGENT BUSINESS**

The Director of Regeneration and Place introduced a report which requested that due to the current unprecedented circumstances surrounding the COVID-19 outbreak, the Committee grant delegated authority to the Director of Regeneration and Place to undertake all functions within the Planning Committee's terms of reference where it was deemed necessary and appropriate to do so until such time as emergency legislation is passed which would allow for meetings to be held and decisions taken remotely by Members.

This matter affected all Wards within the Borough.

Members debated the proposals.

Resolved – That the Committee agrees:

- (1) To delegate authority to the Director of Regeneration and Place to determine, in consultation with the Chair and Party spokespersons;**
 - (i) Any major applications**
 - (ii) Applications where it was proposed to make a decision that is contrary to the development plan with the exception of domestic extensions.**
 - (iii) Decisions that would need to be referred to the Secretary of State with the exception of applications for Planning Permission and/or Listed Building Consent to Grade I listed buildings, where there are no objections on conservation grounds.**
 - (iv) Any application recommended for refusal where a Member has registered support in writing for an application on planning grounds and has requested the application is determined by Planning Committee.**
 - (v) Any personal/private application made by any Member of the Council, or any member of staff employed in the Council's planning services section.**
 - (vi) Any application where an Elected Member is involved in any capacity as an agent or consultant where at least one objection has been received.**
 - (vii) Decisions where a claim for compensation from the Council may arise or which otherwise may involve a financial payment.**
 - (viii) Recommendations to not take appropriate enforcement action relating to Priorities 1, 2 and 3 of the adopted Planning Enforcement Policy on the grounds of non-expediency.**
- (2) To suspend the procedural rule relating to petitioners' and applicants' rights to speak at Planning Committee.**

- 106 **APP/19/01540 - VACANT SHOP, 67 KING STREET, EGREMONT, CH44 0BY - CHANGE OF USE FROM RETAIL (USE CLASS A1) ON THE GROUND FLOOR AND 2 BEDROOM FLAT ON THE FIRST AND SECOND FLOORS (USE CLASS C3) TO 7 BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO) (USE CLASS SUI GENERIS) INCLUDING LOFT CONVERSION AND CONSTRUCTION OF A REAR DORMER WINDOW.**

Resolved – That consideration of this item be deferred to a future date.

- 107 **APP/19/01575 - 52-54 GREENHEYS ROAD, LISCARD, CH44 5UP - DEMOLITION OF EXISTING BUILDINGS ON SITE AND ERECTION OF AN INDEPENDENT LIVING RETIREMENT SCHEME COMPRISING 53 UNITS, ALONG WITH ASSOCIATED CAR PARKING AND HARD AND SOFT LANDSCAPING**

Councillors Steve Foulkes and Ian Lewis declared a prejudicial interest in this item and left the room during its consideration.

Resolved – That consideration of this item be deferred to a future date.

- 108 **APP/19/01828 - MEOLS RAILWAY STATION, BIRKENHEAD ROAD, MEOLS, CH47 9RA - RETENTION OF 1.8M HIGH, 112M LONG STANDARD GALVANISED PALISADE FENCE.**

Councillor Steve Foulkes declared a personal interest in this item and left the room during its consideration.

Resolved – That consideration of this item be deferred to a later date.

- 109 **APP/19/01876 - 6 COTTAGE DRIVE WEST, GAYTON, CH60 8NU - ERECTION OF TWO-STOREY FRONT AND SIDE EXTENSIONS AND PART SINGLE PART TWO-STOREY REAR EXTENSION. OTHER WORKS INCLUDE RAISING OF THE RIDGE HEIGHT BY 0.912M AND FORMATION OF ROOF TERRACE (AMENDED PLANS).**

Resolved – That consideration of this item be deferred to a later date.