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PLANNING COMMITTEE

Tuesday, 12 May 2020

Present:

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

Deputy: Councillor A Brame (In place of A Corkhill)

115 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 28 April 2020 for approval.

Resolved – That the minutes of the meeting held on 28 April 2020 be approved.

116 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.

Councillor I Williams declared a personal interest in item 4 – Abbeyfield House, 65 Prenton Road West, Prenton, by virtue of having grandchildren who are due to attend the nursery situated next door to this application.

Councillor S Foulkes declared a personal interest in item 5 – Meols Railway Station, Birkenhead Road, Meols, by virtue of his position of him being a Member of the Transport Committee Liverpool City Region.

117 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

118 APP/19/01449 - ABBEYFIELD HOUSE, 65 PRENTON ROAD WEST, PRENTON, CH42 9PZ: CHANGE OF USE FROM C2 USE (RESIDENTIAL CARE HOME) TO C3 USE (15NO. SELF-CONTAINED FLATS TO PROVIDE EMERGENCY SHORT TERM PROVISION AND MID-TERM "MOVE ON" ACCOMMODATION FOR LOCAL HOMELESS PEOPLE)

Councillor I Williams declared a personal interest in this matter (minute 116 refers).

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

The Lead Petitioner addressed the Committee.

The applicant's agent addressed the Committee.

Two Ward Councillors addressed the Committee.

It was moved by the Councillor S Frost and seconded by Councillor S Whittingham that the application be approved.

The motion was put and carried (14:0).

Resolved (14:0) – That the application be approved with 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 (27 April, 2020) and listed as follows: (drawing nos: 64_2019_04 Rev.B, dated: 27 April, 2020; 64_2019_05 Rev.D, dated: 27 April, 2020; 64_2019_06 Rev.C, dated: 27 April, 2020; and 64_2019_07 Rev.C, dated: 27 April, 2020).**
- 3. The 1no. secondary bedroom window to flat 7, the 1no. secondary bedroom window to flat 13, and the 2no. secondary bedroom windows and 1no. bathroom window to flat 14 located on the south-west side elevation shall not be glazed otherwise than with obscured glass (windows to be fixed shut or non opening up to a height of 1.7m and top hung, opening inwards or outwards) and thereafter be permanently retained as such.**
- 4. The property shall be used by Wirral Ark, or another agency, for emergency short term provision and mid-term "move on" accommodation for local homeless people, and for no other purpose (including any other purpose in Use Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any subsequent Order or statutory provision revoking or re-enacting that Order) unless otherwise agreed in writing by the Local Planning Authority.**
- 5. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been 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 development hereby permitted and shall be retained for use at all times thereafter.**

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

Councillor S Foulkes declared a personal interest in this matter (minute 116 refers).

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

A Ward Councillor addressed the Committee.

It was moved by the Chair and seconded by Councillor I Lewis that the application be refused.

The motion was put and carried (11:2 with 1 abstention).

Resolved (11:2:1 abstention) – That the application be refused for the following reason:

1. The proposed fence, by virtue of its length, height and appearance is visually intrusive and detrimental to the character of the surrounding area, contrary to Policy LA7 (Criteria for development on the urban fringe) paragraph (ii) & (iii); and Policy GB2 (Guidelines for development in the Green Belt).

120 **APP/19/00822 - WESTWARD, 112- 114 BIRKENHEAD ROAD, MEOLS, CH47 0LE : 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.**

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

It was moved by Councillor G Davies and seconded by Councillor S Hayes that the application be approved.

The motion was put and carried (14:0).

Resolved (14:0) – That the application be approved subject to a Section 106 Legal Agreement and with the following conditions:

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

2. Before any construction commences, samples of the facing/roofing/window 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.

3. The development hereby permitted shall be carried out in accordance with

the approved plans received by the local planning authority and listed as follows:

**Dwg no. 19034-101-E Indicative Site Layout received via email 21 February 2020
Dwg no. 19034-102 B Proposed Block A floor plan received via email 23 October 2019
Dwg no. 19034-103 B Proposed Block A elevations received via email 23 October 2019
Dwg no. 19034-107 Proposed Block B floor plan received via email 23 October 2019
Dwg no. 19034-108 Proposed Block B elevations received via email 23 October 2019**

4. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive unless otherwise agreed in writing by the Local Planning Authority.

5. No works or development shall take place until a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include:

- A. the details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.**
- B. a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.**
- C. a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.**

An arboricultural method statement (section 6 BS 5837) containing;

- D. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for**

that phase.

- E. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).
- F. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).
- G. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).
- H. the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- I. the details of any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- J. the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).
- K. the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction (section 7.4 BS 5837)
- L. the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- M. the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
- N. the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).
- O. the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).
- P. the timing of the various phases of the works or development in the context of the tree protection measures.

6. No construction works above ground level 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.

7. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, including recycling facilities, and vehicle access

thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.

8. No construction works above ground level shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of noise, dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

9. A sales/information pack highlighting the location of, and promoting the use of, alternative greenspaces within the area (such as Birkenhead Park and Bidston Moss) and explaining the importance, sensitivities and vulnerabilities of protected European Sites to recreational impacts, shall be provided to every new home buyer for the development hereby permitted.

10. No residential 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 documents has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority:

- 112-114 Birkenhead Road, Meols, Wirral BRW-AJP-ZZ-XX-RP-C-3010 / rev: P03/ AJP

11. 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.

12. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before any works commence on site. The landscaping works shall be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

The detailed landscaping plan(s) shall include:

- (i) Details of boundary treatments and hard surfaces;
- (ii) The location, size and species of all trees to be planted;
- (iii) The location, size, species and density of all shrub and ground cover planting;
- (iv) A schedule of implementation; and
- (v) A schedule/scheme for the subsequent management and maintenance of any trees, shrubs and hedges retained on the site and any proposed to be planted as part of the approved landscaping scheme.

13. Prior to the first occupation of the dwellings hereby approved, 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 development hereby permitted and shall be retained for use at all times thereafter.

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