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PLANNING COMMITTEE

Thursday, 17 August 2023

<u>Present:</u>	Councillor	S Kelly (Chair)	
	Councillors	H Gorman K Hodson C Baldwin B Kenny	J Stewart Laing S Powell-Wilde Jason Walsh
<u>In attendance:</u>	Councillors	L Luxon-Kewley M Jordan G Davies	
<u>Apologies</u>	Councillors	S Foulkes M Booth G McManus	

23 WELCOME AND INTRODUCTION

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

24 APOLOGIES FOR ABSENCE

Apologies were received from Councillor M Booth, who was deputised by Councillor M Jordan, Councillor S Foulkes who was deputised by Councillor George Davies and Councillor G McManus who was deputised by Councillor Luxon-Kewley.

25 MINUTES

The director of Law and Governance submitted the minutes of the Planning Committee meetings held on 8 June and 20 July 2023.

Resolved – That the minutes of the Planning Committee meetings held on 8 June and 20 July 2023 be approved.

26 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 such declarations were made.

- 27 **APP/22/01592; 22 MONTPELLIER CRESCENT, WALLASEY, CH45 9AB. DEMOLITION OF EXISTING SINGLE STORY REAR EXTENSIONS TO MONTPELLIER MANSIONS. ERECTION OF FULL HEIGHT REAR EXTENSION, NEW MANSARD ROOF WITH DORMERS AND INTERNAL ALTERATIONS TO APARTMENTS. ERECTION OF A TWO-STORY REAR EXTENSION AND INTERNAL RECONFIGURATION TO THE COACH HOUSE. (AMENDED PLANS AND DESCRIPTION)**

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

An objector of the application, Gabrielle Simpson addressed the committee.

The Applicant, Paul Brett, addressed the committee.

On a motion by the Chair seconded by Councillor K Hodson it was –

Resolved - 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 listed as follows:

PL.001 Location Plan

PL.002(A) Existing Site Plan

PL.004(A) Existing Elevations

PL.003(B) Existing Floorplans

PL.005 Existing Street Elevations

PL.006(E) Proposed Site Plan

PL.007(E) Proposed Floor Plans

PL.009(D) Proposed Street Elevations

PL.008(E) Proposed Elevations

PL.010(B) Proposed Elevation Materials

Bat Scoping Assessment (Mulberry Consultants, ref. KE22/02693, dated 19.12.22)

Arboricultural Method Statement (Mulberry Consultants, ref. TRE/MMASNB, dated 20.12.22)

Arboricultural Implications Assessment (Mulberry Consultants, ref. TRE/MMASNB, dated 20.12.22)

3 Notwithstanding the hereby approved Proposed Elevation Material Plan (ref. PL.010(B)), prior to the commencement of any works to the superstructure (other than demolition), the applicant will submit to the LPA and have approved in writing, details of all external facing materials.

4 Notwithstanding the hereby approved Proposed Site Plan (ref. PL.006(E)), prior to the commencement of any works to the superstructure (other than demolition), the applicant will submit to the LPA and have approved in writing, details of the 14no. cycle parking stands/enclosures. The development will be built-out strictly in accordance with the approved details and maintained and be used solely for the purpose of cycle parking for the life of the development.

5 Other than the 2no. dedicated disabled spaces, the 14no. car-parking spaces as shown on hereby approved Proposed Site Plan (ref. PL.006(E)), shall be built-out strictly in accordance with the hereby approved details and maintained and be used solely for the purposes of parking for the life of the development.

6 Unless otherwise agreed in writing by the LPA, the 2no. disabled parking spaces as shown on hereby approved Proposed Site Plan (ref. PL.006(E)), shall be built-out strictly in accordance with the hereby approved details and maintained and be used solely for the purposes of parking of blue badge holders for the life of the development.

7 Prior to the commencement of any works to the superstructure (other than demolition), a detailed scheme for landscaping will be submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise of a plan and specification and demonstrate: i) The materials to be used for hard and soft surfacing; ii) tree and hedge planting across the site (including a minimum of nine trees and, where iii) detailed planting plan and specification for soft landscaping of land iv) the location and design of fences, gates, walls, railings or other means of enclosure v) the timing of implementation of the scheme and vi) the specification and siting of a box scheme is produced for the site including suitable nesting features for house sparrows which should be built into the hereby approved extensions. Thereafter development shall be carried out as approved.

8 No tree, shrub or hedgerow felling is to be carried out on the site between 1 March and 31 August in any year. 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.

9 No plant or materials shall be brought onto site until Root Protection Area fencing and Ground Protection has been installed in accordance with the submitted tree protection plan MMNB/MS/01 and specification within the hereby approved Arboricultural Impact Assessment and Method Statement by Mulberry Consultants. Thereafter: Development shall be carried out in accordance with the approved details and the fencing shall be retained until development subject to this consent is completed. There shall be no excavation or other alteration of ground levels, storage of materials or plant, parking of vehicles, deposit of soil or rubble, lighting of fires or disposal of liquids within any area fenced off as part of the tree protection plan and specification, without prior approval of the arboricultural consultant and / or the local planning authority.

The Tree Protection Barriers and Ground Protection shall not be removed, breached or altered without prior written authorisation from the local planning authority or client arboriculturist, but shall remain in a functional condition throughout the entire development, until all development related machinery and materials have been removed from site. If such protection measures are damaged beyond effective functioning, then works that may compromise the protection of trees shall cease until the protection can be repaired or replaced with a specification that shall provide a similar degree of protection.

10 The Arboricultural Method Statement TRE/MMASNB and plan MMNB/MS/01 submitted in support of the application shall be adhered to in full.

11 Prior to the commencement of development, a Construction and Environmental Management Plan shall be submitted to and approved in writing by The Local Planning Authority. The provisions of the Construction and Environmental Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

12 The development hereby permitted shall not be occupied until the windows identified on the hereby approved proposed floor plans; PL.007(E) and proposed elevations; PL.008(E) are fitted with glazing obscured to at least Pilkington level 3. Thereafter the obscured glazing shall be retained for the life of the development.

28 DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE- PLANNING APPEALS

The Development Management Manager presented the report of the Director of Regeneration and Place to update Members on the performance of the

Development Management Service regarding planning appeals, including the percentage of the Council's decisions overturned (on appeal) by the Planning Inspectorate.

In a response to a query regarding why the report was not brought to committee in July 2023, the Development Management Manager detailed the current work load and staffing changes taking place in the planning department, and informed members that this was the earliest opportunity to produce the report.

Councillor K Hodson praised the planning team for its recent work and noted that quarter 1 figures would reduce following the outcome of a planning appeal hearing.

The Chair expressed contentment with the information produced.

On a motion by the Chair, seconded by Councillor K Hodson, it was –

Resolved – That the performance update report be noted and endorsed.

29 **DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE - PLANNING APPLICATIONS**

The Development Management Manager presented the report of the Director of Regeneration and Place to update Members on the performance of the Development Management Service with regard to determining planning applications. The report outlined performance against government targets in terms of the speed of processing all applications.

Members noted that the change to a use of a new software had caused a backlog of cases.

In response to a member query as to whether the department was adequately resourced, the Development Management Manager informed members that the team currently has sufficient staff levels, however this could change depending on the unpredictable nature of the workload.

On a motion by the Chair, seconded by Councillor K Hodson, it was –

Resolved – That the performance update report be noted and endorsed.

30 **DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE- ENFORCEMENT ACTIVITY BETWEEN 1ST JANUARY 2023 TO 31ST MARCH 2023, AND 1ST APRIL 2023 TO 30TH JUNE 2023.**

The Development Management Manager presented the report of the Director of Regeneration and Place to update Members on the performance of the

Development Management Service with regard to its planning enforcement activity for the period of 1st January 2023 to 31st March 2023, and 1st April 2023 to 30th June 2023.

Members requested further information from officers, such as roll over figures regarding cases yet to reach a key milestone.

On a motion by the Chair, seconded by Councillor K Hodson, it was –

Resolved – That the performance update report be noted and endorsed.