

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, BOOTLE
ON 17 DECEMBER 2008**

PRESENT: Councillor Moncur (in the Chair)
Councillors Hands, D Hardy, Byrne, Connell,
Cuthbertson, M Fearn, Glover, Gustafson, Preston,
Roberts, Storey, Sumner and Veidman.

ALSO PRESENT: Councillors Barber, Maher and Weavers

114. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Colbert, Mahon and Kerrigan.

115. DECLARATIONS OF INTEREST

The following declarations of interest were received:-

| Member | Item | Interest | Action |
|---------------------|---|---|--|
| Councillor D. Hardy | Application No. S/2008/0833 18 Alexandra Road | Personal – knows the objector | Stayed in the room and took part in the discussion and voting on the item. |
| Mr A. Wallis | Application No. S/2008/0833 18 Alexandra Road | Personal – knows the objector | Stayed in the room. |
| Councillor Connell | Application No. S/2008/0920 Maghull Station Car Park | Personal – former governor of Summerhill Primary School | Stayed in the room and took part in the discussion and voting on the item. |
| Councillor Roberts | Application No. S/2008/0920 Maghull Station Car Park | Personal – Council appointed representative on Merseytravel | Stayed in the room and took part in the discussion and voting on the item. |

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|-------------------|---|--|--|
| Councillor Sumner | Application No. S/2008/0920 Maghull Station Car Park | Personal – Council appointed representative on Merseytravel | Stayed in the room and took part in the discussion and voting on the item. |
| Councillor Byrne | Application No. S/2008/0920 Maghull Station Car Park | Personal – Member of Maghull Town Council (Maghull Town Council had objected to the proposal but Councillor Byrne had taken no part in that decision). | Stayed in the room and took part in the discussion and voting on the item. |
| Mr J. Alford | Application No. S/2008/0885 2B Hawarden Grove, Seaforth. | Personal – knows the applicant | Stayed in the room. |

116. MINUTES OF THE MEETING HELD ON 12 NOVEMBER 2008

RESOLVED:

That the Minutes of the meeting held on 12 November 2008 be confirmed as a correct record.

117. APPLICATION NO. N/2008/633 & 664 - SUNSHINE HOUSE RNIB SCHOOL 2 OXFORD ROAD, BIRKDALE SOUTHPORT

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the demolition of the existing four-storey building and various outbuildings and erection of 7 houses and 15 apartments, including boundary works, landscaping and revised highway access to Palace Road at Sunshine House RNIB School 2 Oxford Road, Birkdale Southport and an application for Conservation Area consent in respect of the demolition of existing four-storey building and various outbuildings be granted subject to the conditions and for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mrs. Kelly on behalf of objectors against the proposed development and a response by the applicant's agent, Mr. Hourigan.

RESOLVED:

That the recommendation be approved and the application for;

- (a) Demolition of existing four-storey building and various outbuildings and erection of 7 houses and 15 apartments, including boundary works, landscaping and revised highway access to Palace Road; and
- (b) Conservation Area consent for the demolition of existing four-storey building and various outbuildings

be granted subject to the conditions and for the reasons stated or referred to in the report and in Late Representations 1 and 2.

118. APPLICATION NO. N/2008/695 -68A HART ST SOUTHPORT

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the erection of 7 terraced houses following demolition of existing buildings on site be granted subject to the conditions and for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee noted that a petition from Mr. Atkinson on behalf of objectors against the proposed development had been received.

Councillor Weavers as Ward Councillor, made representations on behalf of residents of Curzon Road objecting to the proposed development.

The Planning and Economic Regeneration Director reported that further investigation had been carried out regarding refuse collection arrangements from the proposed development and it was suggested that a bin store would be required at the front of the premises to resolve this issue.

RESOLVED:

That the recommendation be approved and the application be granted subject to the conditions and for the reasons stated or referred to in the report and in Late Representations 2 and subject to an additional condition requiring the provision of a bin store at the front of the premises.

119. APPLICATION NO. N/2008/801 - 52 HALL STREET SOUTHPORT

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the erection of a single storey extension to the front of the building be granted subject to the conditions and for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr. James on behalf of objectors against the proposed development and a response by the applicant, Mr. Waldermar.

RESOLVED:

That consideration of the application be deferred to the next meeting of the Committee for clarification of the details of the proposed development.

120. APPLICATION NO. S/2008/859 - 1 ALEXANDRA DRIVE BOOTLE

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the conversion to a 7no bed residential care home be granted subject to the conditions and for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr. Kean on behalf of objectors against the proposed development and a response by the applicant, Mrs. Carroll.

Councillor Maher, as Ward Councillor, made representations on behalf of objectors against the proposed development.

RESOLVED:

That the recommendation be approved and the application be granted subject to the conditions and for the reasons stated or referred to in the report and subject to an additional condition restricting the use of the premises to that of a care home for residents with learning disabilities only.

**121. APPLICATION NO. S/2008/833 - HOME FROM HOME
WATERLOO DAY NURSERY 18 ALEXANDRA ROAD,
WATERLOO**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the variation of condition number 6 on application S/2002/1200 for the removal of 3 car parking spaces at the rear of the premises refused for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mrs. Swarbrick on behalf of objectors against the proposed development and a response by the applicant's agent, Mr. Lieb.

RESOLVED:

That the recommendation be approved and the application be refused for the reasons stated or referred to in the report.

122. APPLICATION NO. S/2008/848 - 19 FAR MOSS ROAD CROSBY

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the erection of one detached dwellinghouse after demolition of the existing building be refused for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr. McLoughlin on behalf of objectors against the proposed development and a response by the applicant's agent, Mr. Cunningham.

RESOLVED:

That the recommendation be approved and the application be refused for the reasons stated or referred to in the report.

**123. APPLICATION NO. S/2008/920 - MAST AT MAGHULL STATION
CAR PARK STATION ROAD, MAGHULL**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the Prior Notification procedure for the erection of a 14.4m. high telecommunications mast and associated streetworks cabinets surrounded by a 2m. high wire mesh compound on the rail track side of the 2m. high fence within Maghull station be granted subject to the conditions and for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr. Fillingham on behalf of objectors against the proposed development and a response by the applicant's agent, Mr. Johnson.

RESOLVED:

That the recommendation be approved and the application be granted subject to the conditions and for the reasons stated or referred to in the report.

124. APPLICATION NO. S/2008/925 - 41 LYDIATE PARK, THORNTON

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the erection of front and rear extensions to convert bungalow to two storey house (Amendment to Application No. S/2008/212, variation of roof tiles) be granted subject to the conditions and for the reasons stated or referred to in the report.

Councillor Barber, as Ward Councillor, made representations on behalf of objectors against the proposed development.

RESOLVED:

That the recommendation be approved and the application be granted subject to the conditions and for the reasons stated or referred to in the report.

125. APPLICATIONS FOR PLANNING PERMISSION - APPROVALS

RESOLVED:

That the following applications be approved, subject to:-

- (i) the conditions (if any) and for the reasons stated or referred to in the Planning and Economic Regeneration Director's report and/or Late Representations 1 and 2; and
- (ii) the applicants entering into any legal agreements indicated in the report or Late Representations:

| Application No. | Site |
|------------------|--|
| N/2008/771 & 772 | Continental Hotel, Promenade, Southport |
| N/2008/815 | 6a Larch Street Southport |
| N/2008/769 | 23 Sandringham Rd Southport |
| S/2008/682 | 65-67 Stanley Rd Bootle |
| S/2008/843 | Brookfield Nurseries Pygons Hill Lane, Lydiate |
| S/2008/821 | 18-32 Linacre Rd Bootle |
| S/2008/885 | 2b Hawarden Grove, Seaforth |

126. APPLICATIONS TO BE INSPECTED BY THE VISITING PANEL - 15 DECEMBER 2008

The Committee considered the report of the Planning and Economic Regeneration Director which advised that the undermentioned sites had been inspected by the Visiting Panel on 15 December 2008.

| Application No. | Site |
|-----------------|---|
| S/2008/0682 | 65-67 Stanley Road, Bootle |
| S/2008/0833 | Home from Home Waterloo Day Nursery 18 Alexandra Road, Waterloo |

| | |
|-------------|--|
| S/2008/0848 | 19 Far Moss Road, Crosby |
| S/2008/0925 | 41 Lydiate Park, Thornton |
| S/2008/0920 | Maghull Station Car Park Station Road, Maghull |
| N/2008/0695 | 68a Hart Street, Southport |
| N/2008/0801 | 52 Hall Street, Southport |
| N/2008/0769 | 23 Sandringham Road, Birkdale |
| S/2008/0859 | 1 Alexandra Drive, Bootle |

RESOLVED:

That the report on the sites inspected by the Visiting Panel be noted.

127. CONSULTATION BY ADJOINING LOCAL PLANNING AUTHORITY - PRESTON CITY COUNCIL - TITHEBARN REGENERATION SCHEME

The Committee considered the report of the Planning and Economic Regeneration Director indicating that the Council had been consulted by Preston City Council on the hybrid planning application for the comprehensive redevelopment of the Heart of the Tithebarn Street Area of Preston City Centre and seeking retrospective endorsement of officer comments submitted by the 4th December 2008 consultation deadline.

RESOLVED:

That the report be noted and the officer comments submitted to Preston City Council by the 4th December 2008 deadline be endorsed.

128. WORKS IN DEFAULT WITHIN QUEENS ROAD/BEDFORD ROAD HMRI AREA

The Committee considered the report of the Planning and Economic Regeneration Director seeking authority to carry out works in default in respect of non compliance with a notice under the terms of Section 215 of the Town and Country Planning Act 1990 to the property 158 Olivia Street, Bootle.

RESOLVED:

That the Planning and Economic Regeneration Director be authorised to execute the works required by the Section 215 notices in respect of the property at 158 Olivia Street, Bootle, pursuant to Section 219 of the Town & Country Planning Act 1990, subject to the necessary funding being provided by the StepClever initiative.

129. WORKS IN DEFAULT WITHIN KNOWSLEY/PEEL ROAD HMRI AREA

The Committee considered the report of the Planning and Economic Regeneration Director seeking authority to carry out works in default in respect of non compliance with a notice under the terms of Section 215 of the Town and Country Planning Act 1990 to the property 73 Dryden Street, Bootle.

RESOLVED:

That the Planning and Economic Regeneration Director be authorised to execute the works required by the Section 215 notices in respect of the property at 73 Dryden Street, Bootle, pursuant to Section 219 of the Town and Country Planning Act 1990, subject to the necessary funding being provided by the Housing Market Renewal Initiative.

130. CORE STRATEGY: SPATIAL PORTRAITS AND VISION

Further to Minute No. 116 of November 2008, the Committee considered the report of the Planning and Economic Regeneration Director giving a further update on progress on the preparation of the Core Strategy and informing Members of the issues raised by the Area Committees and parishes during the consideration of spatial portraits of each area. In the light of the issues raised the report examined the vision of how Sefton might change over the forthcoming 15 – 20 years which was the Core Strategy plan period.

RESOLVED: That

- (1) the key findings of the Area Committee discussions be noted; and
- (2) the emerging vision for Sefton set out in the report be endorsed.

131. JOINT WASTE DEVELOPMENT PLAN DOCUMENT – CONSULTATION ON SPATIAL STRATEGY AND SITES

The Committee considered the report of the Planning and Economic Regeneration Director that recommended a Council response to the consultation on the Joint Merseyside Waste Development Plan (DPD) - Spatial Strategy and Sites report. The report indicated that the consultation document set out the need for a strategy to deal with the region's waste and proposed a specific strategy to address this; that the focus of the document was the identification of a number of sites across Sefton which were considered most suitable for waste management facilities; that specific waste management facilities were listed as being potentially suitable for each site; and views were sought on both the sites and the particular facilities suggested.

A decision on this matter was required as the consultation was part of the statutory plan preparation process. As well as participating in the preparation of the joint plan the Council was a consultee in its own right and it had a direct interest as the local planning authority responsible for considering the suitability of the sites for waste management facilities.

This was a Key Decision and was included in the Council's Forward Plan of Key Decisions.

Members discussed the report in detail and the following issues were raised:

Suggested Site F1024 - Site off Heysham Road, Netherton

That the concerns expressed by Officers in the report with regard to clustering of such uses in the Netherton area be supported. There were two densely populated residential areas within 120 metres of the proposed site (not one as suggested in the report). Complaints, particularly from the residents of the Old Roan area, were prevalent already with regard to existing processes within the Heysham Road area.

Considering this further detrimental effect on the amenity of residents, coupled with the potential clustering in the Netherton area previously mentioned, along with the obvious access issues (only one way in to the estate via Heysham Road), this site was not considered as suitable for the waste management uses suggested and that the site be also removed from the list of potential sites.

Suggested Site F0917 - Rear of Atlantic Industrial Estate, Bridle Road, Netherton.

That due to the immediate adjacent proximity of many residential homes, this site was not considered suitable for any of the suggested waste management uses other than as a Council Cleansing Depot. Therefore, it should be recommended that this site be removed from the list of potential sites.

Suggested Sites F0726 – 1-2 Acorn Way, Bootle, F2311 – Site North of Acorn Way and West of Hawthorne Road, Bootle and F0715 – Land east of Linacre Bridge, Linacre Lane, Bootle.

Members expressed concern regarding the impact of these sites on the Housing Market Renewal Area Plans but were content with the comments raised in the report.

Suggested site F2334 at Crowland Close, Crowland Industrial Estate, Southport and suggested site F2333 at 55 Crowland Street, Southport.

Members considered that there was a need for detailed consideration of specific proposals, and in particular, traffic and highways issues. Members

also discussed possible alternatives involving extending the use of the existing Foul Lane / Town Lane site.

RESOLVED:

That subject to the comments of members listed above, Cabinet be requested to approve the responses proposed in the report to the consultation questions in the Joint Merseyside Waste Development Plan – Spatial Strategy and Sites report.

132. REVISION OF STANDARD PLANNING CONDITIONS

The Committee considered the report of the Planning and Economic Regeneration Director advising Members of a revision to the standard planning conditions.

The revision had been carried out in accordance with Department of the Environment Circular 11/95 and following consultation with Merseyside Environmental Advisory Service, the Environment Agency, the Council's Environmental Protection Director, the Highways Development Control team and other members of staff.

RESOLVED:

That the report and the revised standard planning conditions to be brought into use from the 1st January 2009 be noted.

133. TOWN AND COUNTRY PLANNING ACT 1990 - APPEALS

The Committee considered the report of the Planning and Economic Regeneration Director on the results of the undermentioned appeals and progress on appeals lodged with the Planning Inspectorate.

| Appellant | Proposal/Breach of Planning Control | Decision |
|------------------|--|-----------------------|
| Mr. C.R. Byrne | 132 Church Road, Formby - appeal against enforcement notice requiring removal of external roller shutters and associated housing. | Allowed 02/12/08 |
| Mr and Mrs McKee | 14 Alexandra Road, Southport – appeal against refusal to grant planning permission for the conversion of premises from 4 self contained flats into 7 self contained flats. | Dismissed 26/11/08 |
| Miss L. Boden | 58 Brows Lane, Formby – appeal against refusal to grant retrospective planning permission for retention of external roller shutters and box. | Dismissed 11/11/08 |

| | | |
|-----------------------------------|--|-----------------------|
| Ms. M. Murphy | 45 Piercefield Road, Formby – appeal against refusal to grant retrospective planning permission for retention of external roller shutters to the front of the premises. | Dismissed 28/11/08 |
| Amec Earth and Environmental Ltd. | Site 7 Penpoll Trading Estate, Hawthorne Road, Bootle – appeal against refusal to grant outline planning permission for residential development, retail and community facility and all associated works. | Withdrawn 21/11/08 |

The Planning and Economic Regeneration Director informed Members that he intended to submit a report on the policy for shop fronts/shutters to the next meeting of the Committee.

RESOLVED:

That the report be noted.

**134. PLANNING AND ECONOMIC REGENERATION DEPARTMENT –
PERFORMANCE REPORT APRIL - SEPTEMBER 2008**

The Committee considered the report of the Planning and Economic Regeneration Director giving a six-monthly report on progress towards meeting his Department's Service and Corporate Plan objectives and targets for the period April – September 2008.

RESOLVED:

That the report and the progress achieved to date be noted.