

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, BOOTLE
ON 16 NOVEMBER 2011**

PRESENT: Councillor Tweed (in the Chair)
Councillor Kelly (Vice-Chair)

Councillors Atkinson, Crabtree, L. Cluskey, Dodd,
M. Fearn, Griffiths, Gustafson, Hands, Mahon,
Roberts, Sumner and Dutton

Also Present Councillors Doran, M.Dowd, McGuire, McKinley,
Papworth and Parry

86. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Dorgan and
Tonkiss.

87. DECLARATIONS OF INTEREST

The following declarations of interest were received:

Member	Item	Interest	Action
Councillor Dutton	Minute No. 90	Prejudicial – Has had previous discussions with the objectors.	Left the room, took no part in the discussion and did not vote thereon
Councillor Mahon	Minute No. 95	Personal – Applicant is son's father-in-law	Stayed in the room, took part in the discussion of the item and voted thereon
Councillor Griffiths	Minute No. 96	Personal – is a Council appointed representative on the Merseytravel Advisory Panel	Stayed in the room, took part in the discussion of the item and voted thereon

88. MINUTES OF THE MEETING HELD ON 19 OCTOBER 2011

RESOLVED:

That the Minutes of the Meeting held on 19 October 2011 be confirmed as a correct record.

89. APPLICATION NO. S/2011/1165 - 80 - 82 PARK ROAD, SOUTHPORT

The Committee considered the report of the Head of Planning Services recommending that the above application for the construction of a part two part four storey residential care home after demolition of the existing properties, including the layout of parking spaces, new vehicular and pedestrian access and landscaping be granted subject to the conditions and for the reasons stated or referred to in the report and Late Representations.

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

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

RESOLVED:

That the recommendation be approved and the application be granted subject to the following additional condition:

- (a) the Development shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority and;
- (b) the provisions of the Travel Plan approved under (a) above shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interest of highways safety and to accord with policies

90. APPLICATION NO. S/2011/1232 - 61 VICTORIA ROAD, FORMBY

The Committee considered the report of the Head of Planning Services recommending that the above application for the demolition of the existing house and erection of six detached houses be granted subject to the conditions and for the reasons stated or referred to in the report and Late Representations.

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

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

RESOLVED:

That the recommendation be approved and the application be granted subject to the conditions referred to in the report and to the addition of contamination conditions (Standard Conditions con1 – con5 inclusive) for the appropriate standard reasons.

91. APPLICATION NO. S/2011/1286 - 45, ST ANDREWS ROAD, CROSBY

The Committee considered the report of the Head of Planning Services recommending that the above application for the erection of a single storey extension to each side and a two storey extension at the rear including accommodation in the roof space (Alternative to S/2011/0945, withdrawn 3/10/11 be granted subject to the conditions and for the reasons stated or referred to in the report and Late Representations.

RESOLVED:

That consideration of the application be deferred to consider issues associated with the service of the necessary Certificates.

92. APPLICATION NO. S/2011/0909 - ASHWORTH HOSPITAL , PARKBOURN, MAGHULL

The Committee considered the report of the Head of Planning Services recommending that the above application detailing the Outline Planning Permission (with details of access) for the construction of a residential development comprising up to 300 dwellings, access and public open space be granted subject to the conditions and for the reasons stated or referred to in the report and Late Representations.

Prior to consideration of the application, Councillor McKinley as Ward Councillor, made representations on behalf of the residents against the proposed development.

RESOLVED:

That consideration of the application be deferred to the next meeting of the Committee to enable the Head of Planning Services to undertake further

discussions with the applicant regarding the application in particular the issues raised in relation to affordable housing; seeking further the views of the Council's consultants; also for additional information on the implications of the proposed development on local services, employment land, security and transport. In addition a report on the implications of a refusal was also requested.

93. 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 Head of Planning Services' report and/or Late Representations; and
- (ii) the applicants entering into any legal agreements indicated in the report or Late Representations:

Application No.	Site
S/2011/1205	121a-125a Sefton Street, Southport
S/2011/1252	Land to the rear 1 College Avenue, Formby
S/2011/1103	39a St Johns Road, Waterloo
S/2001/1198	Formby Football Club, Altcar Road, Formby
S/2011/1010	16 Norma Road, Waterloo

94. APPLICATION NO. S/2011/1277 - 191-193 ALTWAY, AINTREE

The Committee considered the report of the Head of Planning Services recommending that the above application for the erection of a single storey extension to the front of the premises incorporating a new shop front, ATM and bollards to the front, creation of an additional self contained flat to first floor level incorporating a roof terrace to the front and rear together with alterations to the rear access/delivery yard be granted subject to the conditions and for the reasons stated or referred to in the report and Late Representations.

RESOLVED:

That consideration of the application be deferred to the next meeting of the Committee to enable discussions regarding highway safety issues to take place between Ward Councillors and the Highways officers.

95. APPLICATIONS INSPECTED BY THE VISITING PANEL - 14 NOVEMBER 2011

The Committee considered the report of the Head of Planning Services which advised that the undermentioned sites had been inspected by the Visiting Panel on 14 November 2011.

Application No.	Site
S/2011/1277	191-193 Altway, Aintree
S/2011/0909	Ashworth Hospital, Parkbourn, Maghull
S/2011/1286	45 St Andrews Road, Crosby
S/2011/1252	1 College Avenue, Formby
S/2011/1232	61 & 61a Victoria Road, Formby
S/2011/1205	121a-125 Sefton Street, Southport
S/2011/1165	80-82 Park Road, Southport

96. MERSEY NARROWS AND NORTH WIRRAL FORESHORE CONSULTATION FROM NATURAL ENGLAND

The Committee considered the report of the Head of Planning Services which sought approval to the Council's response to the consultation to Natural England for the proposed designation of the Mersey Narrows and North Wirral Foreshore potential SPA and proposed Ramsar site.

RESOLVED:

That the comments detailed in section two of the report form the basis of the Council's response to the consultation to Natural England for the proposed designation of the Mersey Narrows and North Wirral Foreshore potential SPA and proposed Ramsar site.

97. CORE STRATEGY FOR SEFTON: INTERIM REPORT FOLLOWING CONSULTATION AT THE OPTIONS STAGE

The Committee considered the report of the Director of Built Environment updating with an initial summary of consultation received to the Options stage of the Core Strategy; further work needed before a full report of consultation can be published and the next steps.

RESOLVED:

That the initial results of consultation following the Options Stage of the Core Strategy and the proposed next steps be noted.

98. APPEALS AT 63, HANDFIELD ROAD, WATERLOO, 15, GALLOWAY ROAD, WATERLOO AND 55-57 MERTON ROAD, BOOTLE

The Committee considered the report of the Head of Planning Services setting out the applications that were the subject of the Public Inquiry and seeking approval to the approach to be taken at the Public Inquiry in each case.

Three sites were being operated as a mixture of flats and letting rooms at 63 Handfield Road, Waterloo, 15 Galloway Road, Waterloo and 55-57 Merton Road Bootle. A public inquiry is due to be heard on 6 March 2012 relating to a series of applications and Enforcement Notices at each of these properties.

Recommendations specific to each site were set out at the end of each of the three reports respectively.

RESOLVED:

The report detailing the applications that are the subject of the Public Inquiry; the approach to be taken at Public Inquiry in each case and the recommendations as detailed within the report be approved.

99. TOWN AND COUNTRY PLANNING ACT - APPEALS

The Committee considered the report of the Head of Planning Services on the results of the undermentioned appeals and progress on appeals lodged with the Planning Inspectorate.

Appellant	Proposal/Breach of Planning Control	Decision
Mr. D. Goldberg	S/2011/0070 – APP/M4320/A/11/21554497 – 17 Merton Road, Bootle - appeal against refusal to grant planning permission for the layout of car park to the rear with access from Langdale Street including the installation of a roller shutter entrance door	Allowed
Cosmopolitan Housing Association Limited.	DOCS/2011/0039-2155840 – 34 Balliol Road, Bootle appeal against refusal to grant planning permission for the approval of details pursuant to condition No. 7 of planning permission Ref S/2010/1583 approved 21/2/11	Allowed
Aqua Creations Limited.	S/2011/0582 - 2157257 – 36 Marlborough Road, Southport - appeal	Dismissed

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against refusal to grant planning permission for the erection of two semi-detached dwellings.

Vodafone Limited	APP/M4330/A/11/2156968 – Fleetwood & Hesketh Sports Club, Fylde Road, Marshide Southport appeal against refusal to grant prior approval for the proposed installation of a 12.5 metre high telecommunications mast and associated equipment cabinets	Allowed
Mr. D. Llnacre	S/2011/0028 – APP/M4320/A/11/2155815 – Trefechan, 8 Geves Gardens, Waterloo - appeal against refusal to grant planning permission for the erection of a wooden outbuilding in the garden of the dwelling.	Dismissed
Mr.E.Whalley	S/2010/1082 – 2151354 – Lidl, Wellington Road,Litherland - appeal against refusal to grant express consent for the advertisement 2 x 48 colour billboards.	Dismissed

RESOLVED:

That the report be noted.