

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, BOOTLE
ON 29 MARCH 2017**

PRESENT: Councillor Veidman (in the Chair)
Councillor Michael O'Brien (Vice-Chair)

Councillors Ashton, Dutton, Hands, John Kelly,
Dan T. Lewis, O'Hanlon, Preece, Roscoe, Spencer,
Thomas and Tweed

ALSO PRESENT: Councillors McCann and Roche

129. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brenda O'Brien, Marianne Welsh and Booth (Substitute Member).

130. DECLARATIONS OF INTEREST

The following declarations of pecuniary interests were made and the Member concerned left the room during the consideration of the items and took no part in the discussion of the item and did not vote thereon:

Member	Minute No.	Nature of Interest
Councillor John Kelly	136 - Application No. DC/2016/02382 – Lockup Garages opposite 259 and 261 Oriel Drive, Aintree	Pecuniary – Is a Board Member of One Vision Housing
Councillor John Kelly	139 – Application No. DC/2016/01935 – Land adjacent to 5 and opposite 10-34 George Drive and 19-22 Elizabeth Avenue, Ainsdale	Pecuniary – Is a Board Member of One Vision Housing

PLANNING COMMITTEE- WEDNESDAY 29TH MARCH, 2017

In accordance with Paragraph 9 of the Council's Code of Conduct, the following declarations of personal interest were made and the Members concerned left the room during the consideration of the item:

Member	Minute No.	Nature of Interest
Councillor Robinson	134 – Application No. DC/2016/02292 – 486 Hawthorne Road, Bootle	Presented petition on behalf of objectors to the development and then left the room.
Councillor Spencer	134 – Application No. DC/2016/02292 – 486 Hawthorne Road, Bootle	Had made her objections known on this development.

131. MINUTES OF THE MEETING HELD ON 8 MARCH, 2017

RESOLVED:

That the Minutes of the meeting held on 8 March 2017 be confirmed as a correct record.

132. APPLICATION NO. DC/2017/00125 - 3 MERRILOCKS GREEN, BLUNDELLSANDS, L23 6XR

The Committee considered the report of the Chief Planning Officer that recommended that the above application for the erection of a single storey extension to the rear, a first floor extension to the side and a new porch to the front after the demolition of existing porch and the conversion of the existing garage into a habitable space 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. Keegan on behalf of objectors against the proposed development and a response by the applicant's agent, Mr. Brittles.

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.

133. APPLICATION NO. DC/2016/02247 - 51 BROWNMOOR LANE, CROSBY, L23 0TD

The Committee considered the report of the Chief Planning Officer that recommended that the above application for the erection of one pair of semi-detached two storey dwellinghouses to the rear with associated landscaping and new vehicular access to Brownmoor Lane. Alterations to the existing dwellinghouse including demolition of garage extension,

conservatory and outrigger and erection of infill conservatory, side extension and raised decking area 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 Ms. Hall on behalf of objectors against the proposed development.

The Chief Planning Officer referred to an amendment to condition No.4 and an additional new condition No. 5 which had been set out in the Late Representations document and a further amendment was circulated at the meeting containing two further additional conditions, and the reasons for those conditions as follows:-

New condition number 6:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.

Reason: In order to protect the appearance of the area, residential amenities of neighbouring residents and to accord with policies CS3, H10 and DQ1 of the Unitary Development Plan and policies SD2, HC3 and EQ2 of the emerging Local Plan.

New condition number 7:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to the property shall be erected unless expressly authorised.

Reason: In order to protect the appearance of the area, residential amenities of neighbouring residents and to accord with policies CS3, H10 and DQ1 of the Unitary Development Plan and policies SD2, HC3 and EQ2 of the emerging Local Plan.

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, in Late Representations and subject to the two additional conditions 6 and 7 referred to above.

134. APPLICATION NO. DC/2016/02292 - 486 HAWTHORNE ROAD, BOOTLE, L20 9PR

The Committee considered the report of the Chief Planning Officer that recommended that the above application for the use of land and buildings as a construction materials recycling plant 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 Councillor Robinson on behalf of objectors against the proposed development and a response by the applicant's agent, Mr. Jones.

Arising from Questions to the Applicant's Agent, a Member made reference to condition No. 2 contained in the report and requested that the operating times for crushing operations on a Saturday commence at 10:00 am rather than 8:00 am. The Applicant's Agent indicated that in practice, crushing did not take place on a Saturday and an amendment to this condition would be acceptable.

Members also referred to consultation with local residents and the Applicant's Agent indicated that a telephone helpline number was to be provided to all local residents to enable them to report any issues with the operation directly to the operator.

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 subject to condition No. 2 being amended so that the operating times for crushing operations on Saturday being amended to 10:00 - 13:00 and subject to the availability of a telephone helpline for residents as now reported.

135. APPLICATION NO. DC/2016/02344 - ELM FARM, ROTHWELLS LANE, THORNTON, L23 1TN

Further to Minute No. 120 of 8 March 2017, the Committee considered the report of the Chief Planning Officer that recommended that the above application for the erection of eight dwellings on land to be severed from Elm Farm, Rothwells Lane and creation of new access from Holgate be granted subject to the conditions and for the reasons stated or referred to in the report and subject to referral to the National Planning Casework Unit.

It was indicated in the report that, as the Local Plan had not yet been adopted and the site was designated as Green Belt in the adopted Unitary Development Plan, it would be necessary to refer the planning application to the National Planning Casework Unit before planning permission could be granted. This afforded a statutory period of 21 days for the Secretary of State to decide whether or not to "call in" the application for determination at a Public Inquiry.

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

Arising from the discussion, Members referred to the traffic safety issues associated with traffic emerging from the development and suggested that a reduction in the existing 60 mph speed limit on Holgate would increase safety and might also enable the visibility splay at the junction to be reduced which would reduce the subsequent loss of hedgerow. The Head of Locality Services – Commissioned indicated that this could be achieved by way of a further condition.

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 which would require the introduction of a 20 mph speed limit along the entire length of Holgate and the amendment of condition No.8 to reduce the visibility splays accordingly.

**136. APPLICATION NO. DC/2016/02382 - LOCKUP GARAGES
OPPOSITE 259 AND 261 ORIEL DRIVE, AINTREE**

The Committee considered the report of the Chief Planning Officer that recommended that the above application for the erection of four dwellinghouses after demolition of the existing garages with associated parking and landscaping be granted subject to the conditions and for the reasons stated or referred to in the report.

A proposed amendment to condition No. 2 was set out in the Late Representations document.

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.

**137. APPLICATION NO. DC/2016/02152 - LAND ADJACENT TO 5
CHAPELHOUSE WALK, FORMBY, L37 8BD**

The Committee considered the report of the Chief Planning Officer that recommended that the above application for the retention of a two storey dwellinghouse with accommodation in the roof space 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 presentation from Councillor McCann, as Ward Councillor, in objection to the application and a response form the Applicant Mrs. Martin.

The Head of Regulation and Compliance reported that an E-Mail from a local resident setting out objections to the application and responses to issues set out in the Late Representations document had been received. The Chair agreed that this should be considered and a copy was circulated to all Members of the Committee.

The Chief Planning Officer referred to information provided in the Late Representations regarding nesting birds on the site and suggested that this could be dealt with by way of an informative.

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 informative regarding birds nesting on the site.

**138. APPLICATION NO. DC/2016/01922 - BROOKLANDS FARM,
BREWERY LANE, MELLING, L31 1EZ**

The Committee considered the report of the Chief Planning Officer that recommended that the above application for the erection of 11 detached two storey dwellinghouses after demolition of existing buildings. be granted subject to the conditions and for the reasons stated or referred to in the report.

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.

**139. APPLICATION NO. DC/2016/01935 - LAND ADJACENT TO 5
AND OPPOSITE 10-34 GEORGE DRIVE AND 19-22 ELIZABETH
AVENUE, BIRKDALE**

The Committee considered the report of the Chief Planning Officer that recommended that the above application for the erection of 10 dwellings and eight self-contained apartments with associated car parking and landscaping be granted subject to the conditions and for the reasons stated or referred to in the report.

The Chief Planning Officer also gave a verbal update at the meeting confirming that the required 6 metre zone from the top of the bank to Sandy Brook was entirely outside the gardens of the proposed dwellings.

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, subject to a revised Landscaping Plan and subject to a further condition which would prevent any further development on the site without the consent of the local Planning Authority.

140. APPLICATION NO. DC/2016/02463 - 16 ENDBUTT LANE, CROSBY, L23 0TR

The Committee considered the report of the Chief Planning Officer that recommended that the above application for the change of use of premises from A1 (sweet shop) to A5 (hot food takeaway) including installation of chimney/flue to the rear be refused for the reasons stated or referred to in the report.

RESOLVED:

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

141. SITES VISITED BY THE VISITING PANEL

The Committee considered the report of the Chief Planning Officer which advised that the undermentioned sites had been inspected by the Visiting Panel on 26 March 2017.

Application No.	Site
DC/2016/02247	51 Brownmoor Lane, Crosby
DC/2016/02463	16 Endbutt Lane, Crosby
DC/2017/00125	3 Merrilocks Green, Blundellsands
DC/2016/01935	Land Adjacent To 5 And Opposite 10-34 George Drive and 19-22 Elizabeth Avenue, Birkdale
DC/2016/01922	Brooklands Farm Brewery Lane, Melling
DC/2016/02382	Lock Up Garages Opposite 259 and 261 Oriel Drive, Aintree
DC/2016/02292	486 Hawthorne Road, Bootle

RESOLVED:

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

142. TOWN AND COUNTRY PLANNING ACT 1990 - APPEALS

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

Appellant	Proposal/Breach of Planning Control	Decision
Mr. P. McGovern	Application No. DC/2016/00590 - St Matthews Parochial Hall, Thornton Road, Bootle – appeal against the Council’s refusal to grant planning permission for the conversion of the existing church hall into 13 self-contained residential flats including external alterations, cycle store and bin storage	Dismissed 23/02/17

RESOLVED:

That the report be noted.