

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, SOUTHPORT
ON 8 MARCH 2017**

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

Councillors Ashton, Dutton, Hands, John Kelly,
Dan T. Lewis, Brenda O'Brien, O'Hanlon, Preece,
Roscoe, Spencer, Thomas, Page and Booth

ALSO PRESENT: Councillors D. Barton and Sayers

116. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Tweed and Welsh.

117. DECLARATIONS OF INTEREST

No declarations of any disclosable pecuniary interest were received.

118. MINUTES OF THE MEETING HELD ON 8 FEBRUARY 2017

RESOLVED:

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

**119. APPLICATION NO. DC/2016/02438 - MARBLE PLACE,
SOUTHPORT**

The Committee considered the report of the Chief Planning Officer that recommended that the above application for the erection of a 96 bedroomed hotel and replacement retail unit on the ground floor after partial demolition and remodelling of the existing shopping centre 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 D. Barton on behalf of objectors against the proposed development and a response by the applicant's agent, Mr Staddon.

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.

120. APPLICATION NO. DC/2016/02344 - ELM FARM, ROTHWELLS LANE, THORNTON

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 Mr. Cooke on behalf of objectors against the proposed development and a response by the applicant's agent, Miss. Dickson.

The Objectors referred to an independent traffic survey which they had commissioned and submitted in respect of the development. Members indicated that they had not had sight of this survey, felt that it was important that this should be considered and the views of the Council's Highways officers on the survey be provided in detail to them.

RESOLVED:

That consideration of the item be deferred to enable further reporting of the consideration of the independent traffic survey as now reported.

121. APPLICATION NO. DC/2016/01043 - PARKHAVEN TRUST (DWELLINGS) LIVERPOOL ROAD SOUTH, MAGHULL

The Committee considered the report of the Chief Planning Officer that recommended that the above application for the construction of a residential development comprising 57 dwellings, new highway access from Green Lane and relocation of existing growing plots be granted subject to the conditions and for the reasons stated or referred to in the report and subject to the completion of a Section 106 Agreement.

Amendments to conditions were set out in the late representations document and a further document was circulated at the meeting setting out additional information and a further amendment to Clause (b) on page 65 of the original report as follows:-

- (b) The construction of a new nursing home or subject to agreement with the Council the construction of alternative new development by way of newbuild or conversion or combination thereof, to deliver additional specialist provision for the elderly to the value of at least £945,000 on land or property controlled by the Parkhaven Trust at Maghull.

It was recommended that this reflected the Council's requirement to draw the terms of the Section 106 Agreement tightly given this represented an exceptional approach where half of the required 30% affordable housing would instead be made available off-site in the form of specialist provision for the elderly. This followed legal advice which had been received.

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

Councillor Sayers, as Ward Councillor, also spoke in objection to the proposed development.

The Head of Locality Services Commissioned indicated that in Condition No. 18 on page 73 of the report submitted, the visibility splay should refer to a height of 1 metre, not 0.6 meters.

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, and subject to the completion of a Section 106 Agreement.

**122. APPLICATION NO. DC/2016/01570 - PARKHAVEN TRUST
(NURSING HOME), LIVERPOOL ROAD SOUTH, MAGHULL**

The Committee considered the report of the Chief Planning Officer that recommended that the above application for outline planning permission for the erection of a 45 bedroom nursing home after demolition of existing building 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 and Late Representations.

123. APPLICATION NO. DC/2016/02034 - 45 ORMSKIRK ROAD, AINTREE

The Committee considered the report of the Chief Planning Officer that recommended that the above application for outline planning permission with details of access and layout for the erection of A1 (Retail) or A2 (Financial & Professional Services) or A3 (Restaurant & Cafes) units with associated parking following the 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.

124. APPLICATION NO. DC/2016/02394 - 101 LIVERPOOL ROAD, LYDIATE

The Committee considered the report of the Chief Planning Officer that recommended that the above application for outline Planning permission with some matters reserved (appearance, landscaping and scale) for the demolition of an existing dormer bungalow and the erection of 12 no. flats with associated car parking be granted (subject to the conditions and) for the reasons stated or referred to in the report.

Arising from the discussion Members requested that the existing Boundary wall on Liverpool Road be retained. The Chief Planning Officer indicated that it would be possible to include this within an amendment to condition No.3.

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 amendment to condition No.3 requiring the retention of the existing boundary wall on Liverpool Road.

125. APPLICATION NO. DC/2016/02306 - GLENN BUILDINGS AND 10 MOOR LANE, CROSBY

The Committee considered the report of the Chief Planning Officer that recommended that the above application for the refurbishment of the Glenn Buildings (south) including insertion of new shop fronts and alterations to the rear, with A1-A5 uses permitted at ground floor and D1, D2 or B1a uses permitted at first floor; demolition of DIY store at 10 Moor Lane and replacement with new A1-A5 retail units and all associated

works 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.

126. APPLICATION NO. DC/2016/02152 - LAND ADJACENT TO 5 CHAPELHOUSE WALK, FORMBY

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.

It was indicated in Late Representations that a number of emails and letters had been received from residents which questioned the accuracy and relevance of the officer report, and it was suggested that the application be deferred in order to check the accuracy of the information provided responds to all material planning considerations raised.

RESOLVED:

That consideration of the item be deferred to the next meeting of the Committee to enable the Chief Planning Officer to check the accuracy of the officer report.

127. 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 6 March 2017.

Application No.	Site
DC/2016/02306	Glenn Buildings And 10 Moor Lane Crosby
DC/2016/02344	Elm Farm Rothwells Lane, Thornton
DC/2016/02152	Land Adjacent 5 Chapelhouse Walk, Formby
DC/2016/02438	Marble Place, Southport
DC/2016/02394	101 Liverpool Road, Lydiate
DC/2016/01570	Parkhaven Trust (Nursing Home) Liverpool Road South, Maghull
DC/2016/01043	Parkhaven Trust (Dwellings) Liverpool Road South, Maghull
DC/2016/02034	45 Ormskirk Road, Aintree

RESOLVED:

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

128. 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 Amar Modhvadia	Application No. DC/2016/00200 - Balliol Lodge Nursing Home 58 - 60 Balliol Road Bootle - appeal against the Council's refusal to grant planning permission for the change of use from a nursing home to house in multiple occupation (HMO)	Allowed 03/02/2017
Mr Amar Modhvadia	Application No. DC/2016/01310 - Balliol Lodge Nursing Home 58 - 60 Balliol Road Bootle - appeal against the Council's refusal to grant planning permission for the change of use from a nursing home to house in multiple occupation (HMO). (Alternative to DC/2016/00200 refused 09.06.2016)	Dismissed 03/02/2017

RESOLVED:

That the report be noted.