THIS SET OF MINUTES IS NOT SUBJECT TO "CALL-IN"

PLANNING COMMITTEE

MEETING HELD AT THE TOWN HALL, BOOTLE ON 8 APRIL 2009

PRESENT: Councillor Moncur (in the Chair)

Councillors Byrne, Colbert, Connell, Cuthbertson, M Fearn, Glover, Gustafson, Mahon, Roberts, Storey, Sumner and Veidman

ALSO PRESENT:- Councillor Doran.

182. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Preston.

183. DECLARATIONS OF INTEREST

The following declarations of interest were received:-

Member	Item	Interest	Action
Councillor Fearn	Application No. N/2009/0020 and 0021 – Eskdale 11 Gloucester Road, Birkdale Southport	Personal – knows the objector.	Stayed in the room, took part in the consideration of the item and voted thereon.
Councillor Cuthbertson	Application No. N/2009/0067 – 148-150 Cambridge Road, Southport	Personal – has given procedural advice to the objectors.	Stayed in the room, took part in the consideration of the item and voted thereon.
Councillor Fearn	Application No. S/2009/0140 – Litherland High School, Sterrix Lane, Litherland	Personal – Council appointed member of project board.	Stayed in the room, took part in the consideration of the item and voted thereon.

184. MINUTES OF THE MEETING HELD ON 11 MARCH 2009

RESOLVED:

That the Minutes of the meeting held on 11 March 2009 be confirmed as a correct record.

185. APPLICATION NO. N/2009/0020 AND 0021 - ESKDALE, 11 GLOUCESTER ROAD, BIRKDALE

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the change of use of the former Nursing Home to 10 self-contained apartments, involving the erection of a part single storey part three storey extension to the rear after demolition of the existing extensions, and Conservation Area Consent for the demolition of extensions to the sides and rear of the former nursing 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. Graham on behalf of objectors against the proposed development and a response by the applicant's agent, Mr. Stenhouse.

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.

186. APPLICATION NO. S/2009/0072 - WESTWOOD HOUSE, 10 MOSS SIDE, FORMBY

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for outline planning permission for the erection of 9 no. dwellings comprising, 1 no. block containing four apartments and 2 no. blocks of two and three storey town houses 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. Dawbarn on behalf of objectors against the proposed development and a response by the applicant's agent, Mr. Patkai.

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.

187. APPLICATION NO. S/2009/0017 - 39 FRESHFIELD ROAD, FORMBY

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the erection of a two storey detached house with basement and accommodation in the roof, together with erection of front boundary wall and railings 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. Yates on behalf of objectors against the proposed development and a response by the applicant, Mr. O'Shaughnessy.

Councillor Doran, 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.

188. APPLICATIONS FOR PLANNING PERMISSION - APPROVALS

RESOLVED: That

(1) 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/2009/0063	69a Kensington Road, Southport
S/2009/0041	Welsh Presbyterian Church, 5 Crosby Road South, Waterloo
S/2009/0118	Former Town Hall Garage, 48 Oriel Road, Bootle
S/2009/0129	21 Seymour Road, Lydiate
S/2009/0160	88 Alexandra Road, Crosby

(2) the Planning and Economic Regeneration Director be authorised to approve Application No. N/2009/0035 for the Change of use from a hotel to a residential care home at 13-15 Alexandra Road, Southport subject to the conditions and for the reasons stated or referred to in the report, subject to no objections raising new issues being submitted by the closing date of the Press Notice (10th April 2009).

(3) application N/2009/0067 for the change of use from a retail premises to an adult gaming centre to include the installation of a new shop front at 148-150 Cambridge Road, Southport be approved, subject to the amendment of condition No. 3 to read:-

"3. The premises shall not be open for business outside the hours of 09.00 and 22.00".

(4) the Planning and Economic Regeneration Director be authorised to approve Application No. S/2009/0104 for the erection of a single storey sports pavilion including the layout of 10 five-a-side floodlit all-weather sports pitches with associated landscaping and car parking at the former Everton Football Youth Academy, Park Lane, Netherton, subject to the conditions and for the reasons stated or referred to in the report. and in Late Representations 2, following the receipt of the signed S106 undertaking.

(5) application S/2009/0140 for the construction of a new part two storey/part three storey secondary school after demolition of the existing, including layout of hard and soft landscaped areas, car parking and boundary treatments and the provision of temporary classroom accommodation during construction phase at Litherland High School, Sterrix Lane, Litherland, be referred to Government Office North West (GONW) with a recommendation for approval and the decision to grant permission be delegated to the Planning and Economic Regeneration Director following receipt of the GONW response.

189. APPLICATIONS FOR PLANNING PERMISSION - REFUSALS

RESOLVED: That

(1) the following applications be refused for the reasons stated or referred to in the Planning and Economic Regeneration Director's report and/or Late Representations 1 and 2

Application No.	Site
N/2009/0039	88-90 Leyland Road, Southport
S/2009/0168	Lady Green Fisheries, Orrell Hill Lane, Ince Blundellsand
S/2009/0169	(as above)

(2) it be noted that Application No. S/2009/0035 for the erection of 2 no. semi-detached dormer bungalows after demolition of the existing dormer bungalow at 4 St Andrews Drive, Crosby was withdrawn by the applicant.

190. APPLICATIONS TO BE INSPECTED BY THE VISITING PANEL 6 APRIL 2009

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 6 April 2009.

Application No.	Site
S/2009/0140	Litherland High School, Sterrix Lane, Litherland
S/2009/0035	4 St Andrews Drive, Crosby
S/2009/0168 and 0169	Lady Green Fisheries, Orrell Hill Lane, Ince Blundell
S/2009/0117	39 Freshfield Road, Formby
S/2009/0072	Westwood House, 10 Moss Side, Formby
N/2009/0020 and 0021	11 Gloucester Road, Birkdale
N/2009/0078	172 Roe Lane, Southport
N/2009/0067	148-150 Cambridge Road, Southport

RESOLVED:

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

191. 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. R. Fletcher	162 Lord Street, Southport - appeal against refusal of the Council to grant permission for the conversion of 160 Lord Street into 2 self-contained flats and the erection of 3 two and a half storey town houses to the rear of 160-162 Lord Street fronting Castle Street.	Dismissed 5/03/09
Bleasdale Estates Ltd.	Land to rear of 7 Copy Lane, Netherton - appeal against refusal of the Council to grant permission for the erection of one detached bungalow. Re-submission of S/2006/0686, refused 31/08/2006.	Dismissed 3/03/09

192. CHURCHTOWN AND NORTH MEOLS CONSERVATION AREA APPRAISAL

The Committee considered the report of the Planning and Economic Regeneration Director seeking endorsement of the contents of the Churchtown and North Meols Conservation Areas Appraisal and the adoption of proposed amendments to the Churchtown Conservation Area boundaries.

RESOLVED:

(1) Cabinet be recommended that the Churchtown and North Meols Conservation Areas Appraisal be adopted as a material consideration in the determination of planning applications; and

(2) Cabinet be recommended to approve the proposed amendments to the Churchtown Conservation Area boundaries shown on the plan appended at Annex 1 under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

193. KEW SOUTHPORT - PROGRESS UPDATE

The Committee considered the report of the Planning and Economic Regeneration Director giving an update on progress and the proposed way forward in relation to the development of land at Kew, Southport as follows:-

(a) the preparation and agreement of the scoping report for the Site Investigation;
(b) progress being made through the HCA with a view to securing funding towards site investigation costs;
(c) correspondence received from Barratt Developments PLC; and
(d) the requirement for further reports to update Members in due course, should HCA funding not be secured.

RESOLVED:

That the progress being made and proposed way forward be noted

194. BUILDING CONTROL PERFORMANCE

The Committee considered the report of the Planning and Economic Regeneration Director on the performance of the Building Control Service in dealing with Building Regulation applications for the third and Fourth quarters of 2008.

RESOLVED:

That the report on the Building Control Service performance for the third and Fourth quarters of 2008 be noted.

195. REGIONAL STRATEGY 2010 PRINCIPLES AND ISSUES CONSULTATION

The Committee considered the report of the Planning and Economic Regeneration Director informing Members of the consultation on the Principles and Issues of the forthcoming Northwest Regional Strategy and seeking delegated authority from Cabinet for the Planning and Economic Regeneration Director to provide comments on behalf of Sefton in addition to the joint Liverpool City Region Cabinet comments if the Director, in consultation with Cabinet Member Regeneration and Chair of Planning Committee, considered that Sefton's comments had not been adequately covered in the joint response.

RESOLVED:

That the report be noted.