

Town Hall
Lord Street
Southport
PR8 1DA

Date: 11 January, 2011

Our Ref:

Your Ref:

Please contact: Olaf Hansen

Contact Number: 0151 934 2067

Fax No: 0151 934 2034

e-mail: olaf.hansen@sefton.gov.uk

Dear Councillor

PLANNING COMMITTEE - WEDNESDAY 12 JANUARY, 2011

I refer to the agenda for the above meeting and now enclose the following report(s) which were unavailable when the agenda was printed.

Agenda No.	Item
13.	Late Representations

Yours faithfully,

Olaf Hansen
Committee Administrator

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PLANNING COMMITTEE : 12 JANUARY 2011

Late Representations/Information

Part 1

APPENDIX 4

Item 4A

S/2010/1575 : Land to rear of 146 Deyes Lane, Maghull

Neighbour Representations

- Petitioners form to speak and photographs attached.
- Objection received from 144 Deyes Lane concerned that the site measurements do not accord with Deed plan; access is too narrow, gridlocked with cars and access is needed to garages/other properties; a 1m strip of the site has been maintained by owners of 144; development would result in overshadowing and loss of light and loss of privacy to rear garden; no room for car doors to be opened.
- Further objections (based on amended plan) received from 148 Deyes Lane raising concerns that distance to conservatory is 14-15 metres and overlooking would occur to this and to the garden (garden is of particular importance to occupier who has been unwell); site is Greenfield; out of character with the area; inadequate access; cramped development; site size exaggerated; removal of fir tree is undesirable. Photograph attached.
- Amended plan ref 03RevB has been received which amends the position of the hedgerow and adds dimensions. The applicant has considered handing the dwelling but feels this would achieve little and would result in more damage to trees.
- Plan for approval 01 Rev A, 02, 03 Rev B, 04

Agenda Item 13



Speaking at Planning Committee

You have confirmed that you wish to address the Planning Committee. In order to make as much information as possible available to the Committee members before the meeting, would you please complete this form and return it to the Planning Department at the address below.

Site Address: Land to the rear of 146 Deyes Lane

Application Number: S/2010/1575

Your Name: Colin Mosher

Summary of Main Issues of Case

Please outline the main points you wish to draw to the attention of the Committee: The whole impact of the proposed erection of a property on the land to the rear of 146 Deyes Lane. This would indeed be a Tandem property which will result in a cramped development with a lack of privacy and an increased disturbance to the surrounding existing properties. It has been a Sefton Council policy in the past to not grant permission to build such properties. The property will not share a driveway with the house directly behind it but will share a 2.8 meter un-adopted track-way providing access to nearby garages so the effects are the same. The track-way has no kerb or street-lighting and there has been mention of disabled access to the property, this presents its own problem due to the condition of the track way and i struggle to see how the access would cater fully for disabled access giving the state of the track way.

This land is also Greenfield and the problems in Sefton of lack suitable urban sites being available should not influence this proposed development.

The mention of a small tree is an understatement as the tree stands at over 60ft approx. Photograph attached.

The Development is definitely NOT in Character with the surrounding properties and impinges the Residential amenity of existing properties.

Sefton promise to always consider in any proposed applications the issue of access and parking arrangements. This has been largely ignored with the effects on Beechfield residents and the track way condition alongside the garage and rear property access for laburnum residents.

Additional Supporting Information

Please attach any supporting information eg photographs. This will be circulated to members of the Planning Committee prior to the meeting. Please note that this will be reproduced in an A4 black and white format.

New information should not be circulated on the night as there will not have been sufficient time for Councillors to consider it.



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Received by Planning Committee
Registration Department
Date: 10 JAN 2011
Scanned by: 10 JAN 2011

White Marker
where house
will end.



Distance
from Marker
to Conservatory
Approx 13.5 meters

Item 4B

S/2010/1677 : 73-75 Kirklake Road, Formby

1. Petition received (attached).
2. Speaking at Committee Form attached from Joy Bailey.

Agenda Item 13

Planning & Economic Regeneration Director
Development Control, Planning and Economic Regeneration Dept.,
Magdalen House,
30 Trinity Road,
Bootle L20 3NJ
06/01/2011

Received by Sefton Council Planning & Economic
Regeneration Department - Elected Office
Date - 6 JAN 2011
Scanned by

Dear Sir,

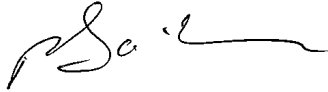
Land to rear of 73 and 75 Kirklake Road, Formby

We, the undersigned, wish to place on record our opposition to the Application S/2010/1677 for the erection of 2X2 storey detached houses.

The grounds for opposition are shown in the attached document "OBJECTIONS TO PLANNING APPLICATION S/2010/ 1677" and Drawing.

Also enclosed is the a list of Petitioners supporting the Objections,

Yours Truly,



Mr. Mrs. Philip Bailey



OBJECTIONS TO PLANNING APPLICATION S/2010/1677

1) Current live approval N/2009/0346 clearly states a maximum ridge height of 5m. The maximum height of the application S/2010/1677 is 7m – a massive and unacceptable change.

2) The application misleadingly ALWAYS refers throughout to the “Dormer Bungalows in Bushbys Park” and shows on ALL its drawings an outline of a 7m high Dormer Bungalow. The reality is that the 3 properties backing onto this proposed development were built as true bungalows, 5.5m high, which despite developments and extensions remain at 5.5m high.

3) The claims in the Design and Access Statement that:

“The proposed dwellings are to be screened from neighbouring properties by the existing and additional planting and vegetation - thus contributing positively to existing property values without impeding on existing housetypes and views.”

“Along with providing a attractive outlook from both within the proposed units and the neighbouring properties and enhancing the privacy of the site, “

is risible. The house prices in Bushbys Park would inevitably fall if the massive new dwellings (that could easily pass for a school or other Council building) are built. The existing views will not be enhanced but rather totally destroyed.

4) The claim made under sub heading DQ1:

“Given the already eclectic mix of styles which can be found along the length of Kirklake Road and Bushby's Lane it is difficult to suggest that a certain style is or is not appropriate to this site.”

is clearly prejudiced. The over whelming style of dwelling in Formby and in particular, adjacent to the proposed development, is 1970's or earlier. There are no other ultra modern dwellings anywhere near this proposed development.

The only place where this proposal might be appropriate is as a footballer's home in Victoria Road.

5) The claims made under sub heading DQ1:

“As explained later in this document the proposed scale of the units is suitable to the plot and to the street in general, relating to both the dormer bungalows to Bushby's Park and the properties

Stamp: 6 JAN 2011

Agenda Item 13

OBJECTIONS TO PLANNING APPLICATION S/2010/1677

on Kirklake Road [where large, wide houses predominate]. The 2 storey massing is reflective of the surrounding context with the flat roofs reducing the impact of the buildings."

"In terms of form this guidance suggests that a successful design will be in scale with its surroundings, and that the constituent parts of the building will be in proportion to each other and that the depth, width and height of these parts should respond to and respect neighbouring buildings and spaces"

are misleading in the scale of the development. It appears from the drawings submitted with this application that the new buildings are wider than the dwellings they are to be built behind in Kirklake Road and compared to the Bungalows in Bushbys Park they are just overwhelming

6) The claim made under sub heading DQ1:

"This proposal meets these requirements in that the character of the area, whilst eclectic in nature with no predominant style, does feature a number of houses of a contemporary style similar to the development proposal. Therefore these proposals seek to enhance the variety of housing through the addition of further high quality and well detailed dwellings. As described in more detail later in this document the scale and massing of the proposed dwellings reflect that of the local context in that the scale of the house is similar in plot ratio to other surrounding properties, whilst the proposed height has been determined by the existing properties along Kirklake Road and Bushby's Park. The highest roof is below that of its immediate neighbours to Kirklake Road, whilst a series of sedum planted flat roofs act to further reduce the visual impact of the building and provide a visual bridge in scale between the differing Kirklake Road and Bushby's Park properties."

All these claims have been dealt with above, but the repeated use of incorrect, misleading information has to be challenged.

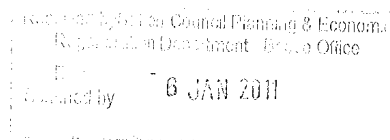
7) Figure 7 purports to show how the line between Kirklake Road ridge height and Bushbys Park ridge height is well clear of the height of the new building.

This is total distortion of reality.

As previously stated the height of the Bushbys Park Bungalows is 5.5m not the 7 meters shown on the drawing. We are unable to confirm the height of the Kirklake Road building is correct.

Using the correct height of the Bushbys Park bungalow, the connecting line between ridges would pass through the proposed dwelling.(see attached drawing)

Thus emphasising the overwhelming aspect of the proposals.



OBJECTIONS TO PLANNING APPLICATION S/2010/1677

SUMMARY:

Bushbys Park is a quiet road that is mainly occupied by retired people seeking private and peaceful surroundings. A development of 2 large, 7m high, modern dwellings (each having 5 bedrooms and a swimming pool) does not suggest that it will remain private and peaceful.

The existing live planning approval for 3, 5m high Dormer bungalows, whilst not welcomed, is a far more acceptable development. The style and size of the Dormer bungalows is in keeping with the surrounding properties and provides one more home than the new planning application.

Received by Section Council Planning Officer
Responsible Department: Planning Officer
Date: 6 JAN 2011
Checked by:

Agenda Item 13

S/2010/1677

PETITION TO REFUSE THE PLANNING APPLICATION No. N10/0046
FOR HOUSES TO REAR OF Nos.73 and 75 KIRKLAKE ROAD

	NAME (please print)	ADDRESS	SIGNATURE
1	VOYCE BAILEY	20 BUSHBYS PARK L37 2EF	[Signature]
2	MICHAEL BAILEY	20 BUSHBYS PARK L37 2EF	[Signature]
3	CHARLES W SOUTHERN	11 BUSHBYS PARK, L37 2EE	[Signature]
4	Michael Reel	22 BUSHBYS PARK L37 2EF	[Signature]
5	KAREN COMESS	10 BUSHBYS PARK L37 2EF	[Signature]
6	MARK FORSTER	10 BUSHBYS PARK L37 2EF	[Signature]
7	Hannah Foster	10 BUSHBYS PARK L37 2EF	[Signature]
8	JOHN A. CAMPBELL	8 BUSHBYS PARK L37 2EF	[Signature]
9	PAUL KELLY	6 BUSHBYS PARK L37 2EF	[Signature]
10	ANITA BENNETT-WARNE	5, BUSHBYS PARK L37 2EE	[Signature]
11	JILL MORRIS	16 BUSHBYS PARK L37 2EF	[Signature]
12	STEVE GREER	16 BUSHBYS PARK L37 2EF	[Signature]
13	T. HUGHES	13 BUSHBYS PARK L37 2EF	[Signature]
14	P. Wrigley	26 Bushbys Park L37 2EF	[Signature]
15	B. Creel	30, BUSHBYS PARK	[Signature]
16	R. PRESCOTT	32. — u —	[Signature]
17	J. — u —	— u —	[Signature]
18	C BURTON	34 Bushbys Park	[Signature]
19	G. Edwards	27 Dushby Park	[Signature]
20	D. S. PIPE	23 BUSHBYS PARK	[Signature]
21	D. SIEBERT	21 BUSHBYS PARK	[Signature]
22	H. A. WILSON	14 BUSHBYS PARK	[Signature]
23	Nojma Macdonald	14 BUSHBYS PARK	[Signature]
24	JEAN SCOPES	7 BUSHBYS PARK	[Signature]
25	E. STENSON	12 BUSHBYS PARK	[Signature]
26	J. STENSON	12 BUSHBYS PARK	[Signature]
27	R.D. WILLIAMS	9 BUSHBYS PARK	[Signature]
28	S.M. WILLIAMS	— u —	[Signature]
29	E. V. MOORE	24 BUSHBYS PARK	[Signature]

This petition is supported by Cllr. Denise Dutton, Hoxington Ward - 6.1.11.

Agenda Item 13

**PETITION TO REFUSE THE PLANNING APPLICATION No. S/2010/1677
FOR 2 HOUSES TO REAR OF Nos.73 and 75 KIRKLAKE ROAD**

	NAME (please print)	ADDRESS	SIGNATURE
30	MRS. COLLINSON	79 KIRKLAKE ROAD FORMBY	S. Collinson
31	McReilly	26 Brooks Rd. Formby	McReilly
32	H. N. R. King	26 BROOKS RD FORMBY	H.N.R. King
33	Sylvia Cooper	1 BROOKS WAY FORMBY	S. Cooper
34	C. J. White	81 KIRKLAKE ROAD, FORMBY	C. J. White

Received by Sothon Council Planning & Economic
Regeneration Department, Sothon Office
Date - 6 JAN 2011
Accounted by

This petition is supported by Mr. Denise Deffen, Harington Ward - 6.1.11.

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Speaking at Planning Committee

You have confirmed that you wish to address the Planning Committee. In order to make as much information as possible available to the Committee members before the meeting, would you please complete this form and return it to the Planning Department at the address below.

Site Address: 73-75 Kirklake Road, Formby

Application

Number: S/2010/1677

Your Name:

Joy Bailey

Summary of Main Issues of Case

Please outline the main points you wish to draw to the attention of the Committee:

- 1) Current live permission was very clear that a maximum height restriction of 5m was to apply.
- 2) Style totally out of keeping with the area
- 3) Scale of dwellings is seriously out of scale with houses in Bushbys Park and indeed with 73 and 75 Kirklake Road.

Additional Supporting Information

Please attach any supporting information eg photographs. This will be circulated to members of the Planning Committee prior to the meeting. Please note that this will be reproduced in an A4 black and white format.

New information should not be circulated on the night as there will not have been sufficient time for Councillors to consider it.

Please return this form **by 10am the Monday (Tuesday if the Monday happens to be a Bank Holiday) prior to the Committee meeting to:**

Sue Tyldesley
Planning Department
Magdalene House
30 Trinity Road
Bootle
L20 3NJ
Fax: 0151 934 3587
E-mail: planning.dcsouth@planning.sefton.gov.uk

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If you have any queries regarding this form or the Committee procedures contact the Committee Clerk, Olaf Hansen, on 0151 934 2067.

APPENDIX 5

Item 5A

S/2010/1444 : Tudor Print & Design , Graphic House, Back Stanley Road, Bootle

Delete reference to 6.2 in Condition 9.

Amended plans for approval :

3552/SU10, 3552/SK14A, SK15A, SK16, SK17

Item 5C

S/2010/1605 : Former LA Fitness Site, Fairway, Southport

1. Amend recommendation to delegate to officers to grant approval subject to conditions subject to receipt of further information relating to flood risk and clarification from the Environment Agency that this information satisfies their concerns.

2. **Consultations**

Highway Development Control – No objections in principle on the grounds of highway safety to the construction of a church hall, including café area, crèche, landscaping and parking. The existing vehicular and pedestrian access arrangements to the site are to remain unaltered, with the proposed pedestrian access via a new decked area adjacent to the Marine Lake being appropriate. Considering the proposed mixed use of the site and its location in relation to the local community, the proposed car and cycle parking provision and layout is acceptable. As a result there are no objections to this application on the grounds of highway safety, subject to conditions and informatives being attached to any approval notice.

Environmental and Technical Services – No objections in principle subject to piling condition M6.

3. Add following conditions :-

M6 – Piling
H6 – Vehicle parking and manoeuvring
H7 – Cycle parking

4. Add following informative :-

I-1 – Addresses

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