

Town Hall
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Southport
PR8 1DA

Date:
Our Ref:
Your Ref:

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Dear Councillor

PLANNING COMMITTEE - WEDNESDAY 24TH AUGUST, 2011

- (1) I refer to the agenda for the above meeting and now enclose the following information, which was unavailable when the agenda was printed.

Agenda No.

Item

12. **Late Representations** (Pages 3 - 10)

(2) Member Training

Mrs. Sue Tyldesley, Development Control Team Leader (ext. 3569), has asked me to invite Members (particularly new Members), to attend a further Planning training session, following on from the training held last month. This session will look at planning in general and then focus on the draft National Planning Policy Framework. The training will be held from **4.45 pm to 5.45 pm in the Birkdale Room, Southport Town Hall**, prior to the Committee Meeting commencing at 6.30 pm.

Yours sincerely,

Ruth Appleby
Committee Administrator

Enc.

Planning Committee: 24 AUGUST 2011

Late Representations/Information

APPENDIX 4

Item No 4a

S/2011/0865: 24 Argyle Road, Southport

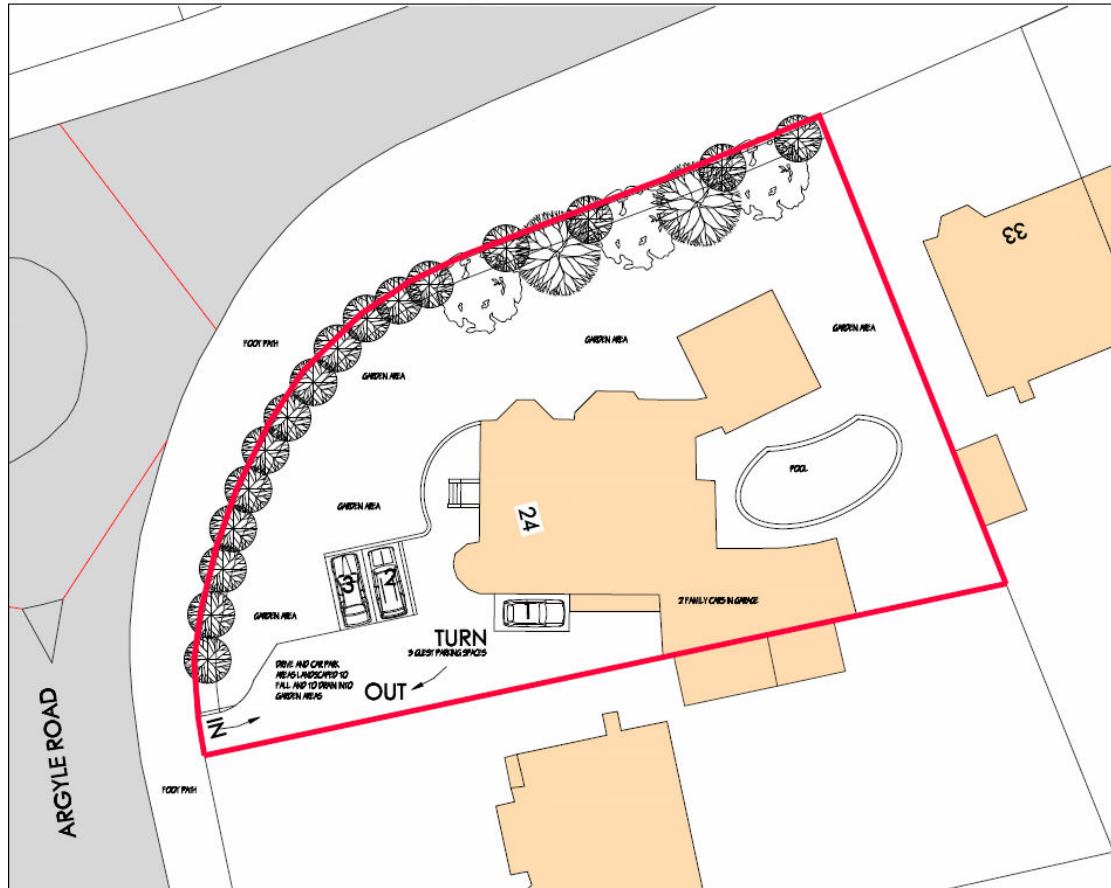
Following the request made by the Authority, the agent for the application has submitted a full and detailed tree survey, alongside amended site and location plans indicating the reduction of hard standing and the relocation of the car parking area further from the boundary wall and hedgerow.

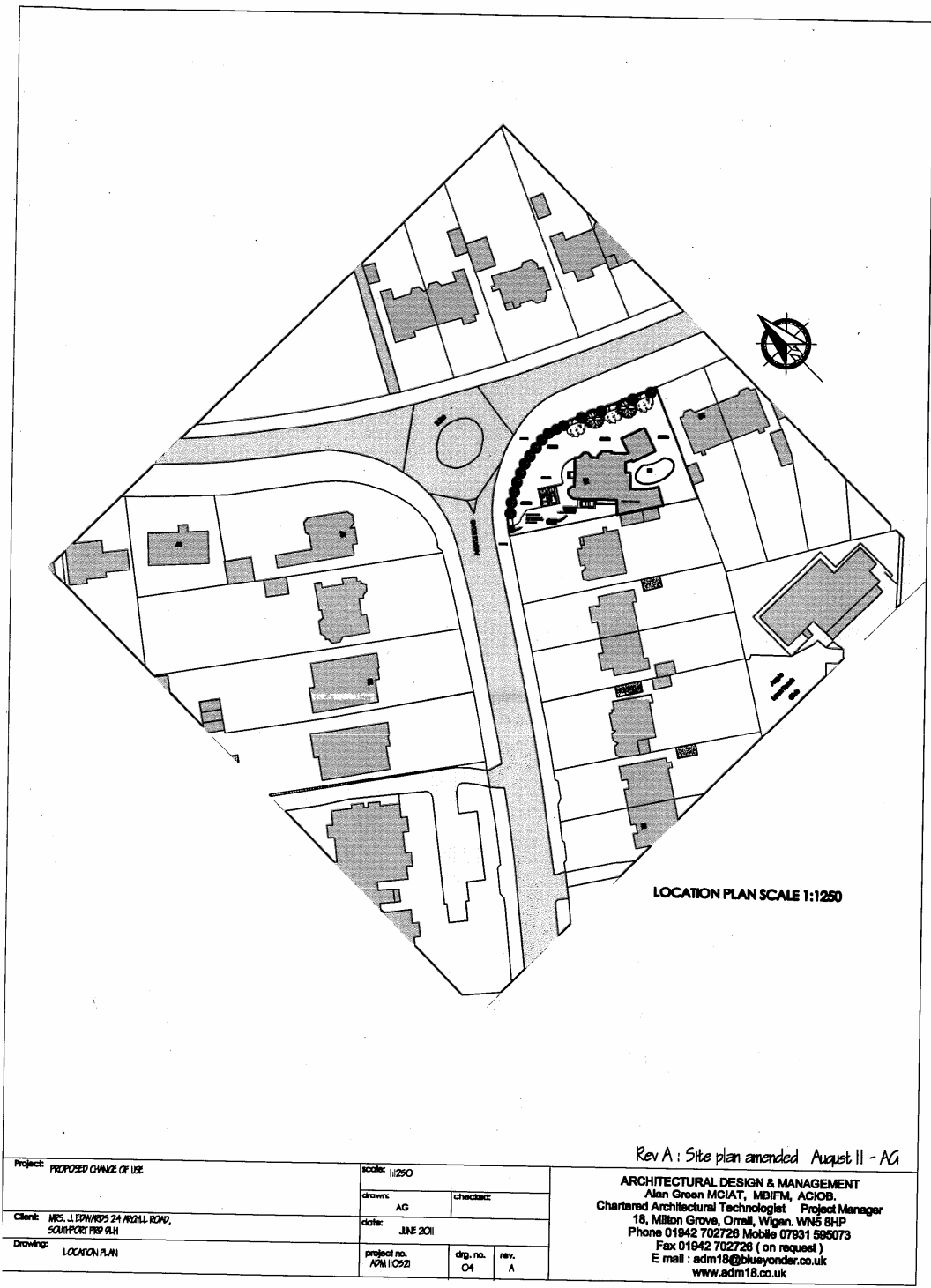
The tree survey demonstrates that no protected trees will be affected by the proposed hardstanding, and by virtue of their being no other external alterations put forward, the proposal will not therefore require any works to or removal of protected trees.

The hard standing will require the removal of a mixed group of shrubs to the Argyle Road elevation, but these are not classified as trees and are therefore not protected within the Conservation Area.

The tree survey indicates proposed works to a number of trees within the schedule, and a section 211 notice for Tree Works has recently been submitted. This will form a separate matter outside of this application.

Agenda Item 12





Rev A: Site plan amended August 11 - AG

Project: PROPOSED CHANGE OF USE	scale: 1:250		ARCHITECTURAL DESIGN & MANAGEMENT Alan Green MCAT, MBIFM, AICD, CIB Chartered Architectural Technologist Project Manager 18, Milton Grove, Ormskirk, Wigan, WN5 8HP Phone 01942 702726 Mobile 07931 595073 Fax 01942 702728 (on request) E mail : adm18@blueyonder.co.uk www.adm18.co.uk	
	drawn: AG	checked:		
Client: MRS. J EDWARDS 24 ARDILL ROAD, SOUTHPORT PR9 9LH	date: JUNE 2011			
Drawing: LOCATION PLAN	project no. APN 110521	diag. no. CH	rev. A	

Agenda Item 12

APPENDIX 5

Item No 5C

S/2011/0798 : Car Wash Adjacent to 1 Brenka Avenue, Aintree

Amended plans have been produced to clarify proposed door and frame colourings, introducing brickwork to the lowest metre of the building, and also to provide some small tree planting to the site frontage.

A further condition is added to clarify the permitted use of Unit 1:

“Unit 1 as shown on the approved plans shall only be used for the sale and fitting of tyres, exhausts and brakes, and other motoring services / repairs together with MOT testing and any other use within classes B1, B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, and for no other purposes.”

Reason: To clarify the permitted use for the unit and to comply with Sefton UDP Policy CS3.

Item No 5D

S/2011/0810 : 28 Timms Lane, Formby

1. Details of the front boundary wall have now been submitted and comprise a 0.9 metre brick wall with steel railings above to a height of 1.3 metres. The gate piers are a maximum height of 1.6 metres and the gates are also steel railing style. The proposed front boundary is considered acceptable in terms of height and design within the street scene and its design will allow some visual permeability into the site and natural surveillance of the street. This is considered appropriate complies with policy DQ1 and addresses the concerns raised by the Formby Civic Society.

2. Add Condition M-3 and reason:

The first floor western elevation windows and roof lights to the eastern elevation shall not be glazed otherwise than with obscured glass and thereafter be permanently retained as such.

3. Amend reasoned justification – delete reference to ‘York Road’ and replace with ‘Timms Lane’

Item No 5E

S/2011/0846 : Land Adjacent to 3 Village Way, Hightown

Drawing Number 492.03 is superseded.

Add Amended Drawing Numbers 492.03a, 492.05a, 492.07a.

Amended street scene elevation is attached.

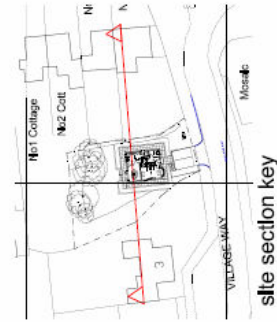
Agenda Item 12



proposed site section
1:200



proposed street scene elevation
1:200



site section key

scale (metres)



FOR PLANNING APPLICATION PURPOSES ONLY

martin fletcher architects PO Box 188
Liverpool
tel: 0151 727 720 fax: 0151 727 720 email: mfa@architects.co.uk
project line adjacent to 3, Vilkes-way, Nethorn, Liverpool
proposed street scene elevation and site section

492.07a

date: 26.05.10
scale: 1:200 @ A3

APPENDIX 9

Joint Merseyside and Halton Waste Development Plan Document: Council Approval of Publication Waste DPD

St Helen's Council has received legal advice that they should include an additional couple of paragraphs within the above report on the Waste Plan. This substance of this report is common to all the Merseyside authorities.

The purpose of the extra paras is to provide more detail on the submission and examination process. It is anticipated that this wording will be helpful when the Waste Plan comes to examination.

It is therefore **recommended** that the following paras be inserted between paras 3.4 and 3.5 of the report:

The requirements of the Act and as set out in PPS12 para 4.51 and 4.52 is that the plan is "sound". To be "sound" a plan should be justified, effective and consistent within National Policy. To be justified it must be: -

- Founded on a robust and credible evidence base
- The most appropriate strategy when considered against the reasonable alternatives.

To be effective it must be: -

- Deliverable
- Flexible
- Able to be monitored.

In terms of the issue of alternatives PPS12 para 4.38 sets out: -

"The ability to demonstrate that the plan is the most appropriate when considered against reasonable alternatives delivers confidence in the strategy. It requires the local planning authority to seek out and evaluate reasonable alternatives promoted by themselves and others to ensure that they bring forward these alternatives which they consider the LPA should evaluate as part of the plan making process. There is no point in inventing alternatives if they are not realistic. Being able to demonstrate the plan is the most appropriate having gone through an objective process of assessing alternatives will pay dividends in terms of easier passage for the plan through the examination process. It will assist in the process of evaluating the claims of those who wish to oppose the strategy".

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