

Public Document Pack



www.sefton.gov.uk



**Governance and Civic
Services**

Corporate Commissioning Department
Town Hall
Lord Street
Southport
PR8 1DA

Date: 22 February, 2012

Our Ref:

Your Ref:

Please contact: Olaf Hansen

Contact Number: 0151 934 2067

Fax No: 0151 934 2034

email:

of.hansen@sefton.gov.uk

Dear Councillor

PLANNING COMMITTEE - WEDNESDAY 22ND FEBRUARY, 2012

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

Agenda No.	Item
5.	Late Representations (Pages 3 - 4)

Yours faithfully,

Olaf Hansen
Committee Administrator

This page is intentionally left blank

Planning Committee – 22nd February, 2012 Additional information

1. Further representations

The following representations, which were submitted during the consultation period in support of the development, were inadvertently missed from Section Five (Green Belt sites promoted by a landowner or developer) of the report. The comments made were not made by any other representation.

S042 – land between the Formby Bypass and Southport Old Road

- This area should be considered as being available for development.

S145 – Land at Wadacre Farm north of Chestnut Walk and west of Rockview and Woodland Road, Melling

- This submission was made on behalf of the landowner in support of development.
- The land is mainly agricultural land, used for sheep grazing and a stud farm. The site also contains a nursery school for 96 children.
- The area identified is bounded by residential properties to the south and east. It is well-screened both from Spencers Lane and Waddicar Lane.
- An agricultural land survey has been carried out which demonstrates that area does not contain any Grade 1 or 2 agricultural land (contrary to the national agricultural land classification maps). 73% of the site is Grade 3a with the rest of the agricultural land Grade 3b.

2. Representation on Report of Consultation: Green Belt land between Bell's Lane and Green Lane, Maghull

A letter was received by email on 18th February in response to the Report of Consultation.

This letter expressed concern that the Report gave a misleading impression about land in the Green Belt between Bell's Lane and Green Lane, on the west side of Maghull. The letter refers to a representation which supported the development of this site, referred to in the draft Green Belt study as 'parcel' S112.

That representation included the following statement: "The UDP Inspector did not dispute the residential merit of part of this land and acknowledged that it had no agricultural or landscape merit and is a natural extension of the Turnbridge Road development".

This refers to the Inspector's report into the Unitary Development Plan in 2004. The Inspector was only referring to a small part of Green Belt parcel S112, to the north of Turnbridge Road. In any case the Inspector concluded that, taking account of all relevant factors, this site should remain in the Green Belt.

In responding to this representation in support of this land, the Report did not make it clear that the Inspector was only referring to part of it. The letter we received states that applying the Inspector's comment to this whole area of land "is fundamentally incorrect and misleading". In a subsequent telephone conversation, the author of the recent letter has asked that this be corrected in case it gives the impression that the wider area of land may be considered suitable for development.

It is **recommended** that the Report of Consultation is amended to make it clear that the UDP Inspector's comment, quoted by a representor in support of development of land west of Maghull, does not refer to the whole of parcel S112 [as identified in the draft Green Belt study] but to a small site within this parcel.

This page is intentionally left blank