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Town Hall  
Trinity Road  
Bootle  
L20 7AE

Date:  
Our Ref:  
Your Ref:

**Contact:** Ruth Appleby / Ian Barton  
**Contact Number:** 0151 934 2181/2788  
**e-mail:** [ruth.appleby@sefton.gov.uk](mailto:ruth.appleby@sefton.gov.uk) /  
[ian.barton@sefton.gov.uk](mailto:ian.barton@sefton.gov.uk)

Dear Councillor

## **PLANNING COMMITTEE - WEDNESDAY 16TH FEBRUARY, 2022**

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

<b>Agenda No.</b>	<b>Item</b>	
8	<b>Late Representations</b>	(Pages 3 - 4)
	Report of Chief Planning Officer	

Yours faithfully,

A handwritten signature in black ink, appearing to be "Ian Barton".

Democratic Services

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## Planning Committee: 16<sup>th</sup> February 2022

### Late Representations/Information

#### Appendix 4

##### Item 4A

##### DC/2021/02819: 50 Elm Road, Seaforth

Management Plan received from the applicant to explain how the HMO will be managed. The key points are:

##### Anti-Social behaviour

- unlawful possession of drugs will not be tolerated
- no smoking inside the property
- no house parties
- harassment or distress caused to other tenants or neighbours will not be tolerated

##### Refuse and Waste

- landlord will provide a suitable bin store
- tenants will be given details of refuse store arrangements which will also be posted on the noticeboard
- tenants must maintain front and back gardens in a reasonable state

##### Noise and Disturbance

- tenants' conduct will be monitored
- tenants' attention drawn to excessive noise particularly during the night and other anti-social behaviour
- landlord to take reasonable steps for preventing and dealing with anti-social behaviour and any such complaints made by the local authority
- property manager to keep copies of any correspondence relating to anti-social behaviour and provide necessary copies if requested by the local authority

##### Cleaning

- tenants required to clean their own living space with cleaning schedule for communal areas including front and rear gardens

The applicant also points out that they want to attract young professionals, that they do not want tenants with bad behaviour and will deal swiftly with any such behaviour. They also advise that the area has an abundance of parking and that tenants will be expected to make use of public transport. Finally they dispute the comments about developers lining their pockets which are not material planning considerations.

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