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Date: 17 October 2023
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Dear Councillor

PLANNING COMMITTEE - WEDNESDAY 18TH OCTOBER, 2023

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

Agenda No.	Item
8	Late Reps (Pages 3 - 6) 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: 18th October 2023

Late Representations/Information

Appendix 4 - Petitions

Item 4A: DC/2023/01007 - Maghull Football Club Tommy Gent Way, Maghull

Further Representations

One further support comment and one objection have been received both from Maghull residents. The objection states that previous comments have not been published online and reiterates concerns that the proposal will lead to increased attendance at the ground which won't remain open to the public.

In response to this objection, not all representations are published online due to resource issues but they are all taken into consideration as part of the application process.

Clarification

The submitted plans illustrate the proposed fence to stop adjacent to the access road. The applicant has clarified that there are no current plans to install a gate at the access road south of the turnstile, although it may be needed in the distant future. This may be subject to a separate planning application. They have stated that the road entrance will be manned at this point (i.e. adjacent to the turnstile) during the restricted games to prevent unauthorised cars and pedestrians into this part of the site. Outside of the games, the area will be open and accessible to all.

Agenda Item 8

Appendix 5 – Approvals

Item 5A: DC/2023/00959 – 31 Merrilocks Road, Blundellsands L23 6UL

Representations

A further objection was received from a local resident raising the following concerns:

- No details of the sheds materials

Response: A condition will be attached to ensure that the details of the shed are provided to the Local Planning Authority for approval prior to the shed being erected. The following condition is recommended:

The proposed shed shall be constructed in accordance with the approved plans referenced - 660-40-C Proposed Site Plan and Site Sections - within 6 months of the date of this decision. Prior to its construction, a sample of materials for the shed shall be submitted to and approved in writing by the local planning authority.

Reason:

To ensure that the privacy of neighbouring occupiers/land users is retained at all times and to ensure the development is carried out in a manner that reflects the existing character and appearance of the Conservation Area.

- The condition for the first floor balcony does not appear to have any precedence

It is acknowledged that the previous planning permission granted consent for a small balcony area above the single storey rear extension (next to the two storey rear/side extension). The current proposal makes no change to this, but it is accepted that the wording of condition 6 needs to be re-worded to accommodate this. Condition 6 has been altered to address this and reads:

Condition 6

Other than the balcony area approved under drawing nos. 660-32-A, 660-35-A and 660-36-A no other part of the flat roof area to the single storey extension hereby permitted shall be used at any time as a storage area, balcony, roof garden or similar amenity area and no window or door to the dwelling either existing or proposed shall be installed or otherwise adapted to afford such use.

Reason: To ensure that the privacy of neighbouring occupiers/land users is retained at all times.

- There is already high-intensity floodlighting in place

The applicant has confirmed that the lighting is for security purposes which can be constructed without the need for planning permission .

- No landscape plan is included

Given the nature of the proposal and the fact that any landscaping would be the choice of the homeowner, it would be unreasonable in this instance to request a landscaping proposal or management plan.

Item 5B: DC/2023/01236 – 133 Liverpool Road, Crosby, Liverpool, L23 5TE

Alteration to paragraph 3.1

The 1.8m high brick boundary wall fronting onto Preseland Road stands directly in front of 2 well established trees one north of the access and one south of the access. The existing wall is covered with a significant amount of soft landscaping which is considered to be a key, distinctive characteristic within the street scene. The proposed development will result in the loss of ~~three~~ **one** well established, low value tree (Norway Maple)s, which are ~~is the three trees located within the site~~ **two of which are located adjacent to the proposed access** on the boundary with Preseland Road. The loss of the trees could be mitigated with **a** replacements at least at a 1:1 ratio. This would need to be demonstrated by providing a suitable landscaping plan which can be required by condition.

This paragraph has been altered to acknowledge that only one tree will be removed on site.

Alteration to paragraph 6.1

In arboricultural terms, there is no objection in principle to the removal of existing trees and their replacement. As stated ~~above~~, the development would result in the loss of ~~three~~ **one** low value trees, which can be mitigated at a 1:1 ratio. Conditions are recommended to ensure that a landscaping plan and method statement is submitted prior to the development taking place. This will need to be demonstrated by providing a suitable landscaping plan.

This paragraph has been altered to acknowledge that only one tree will be removed on site.

Disabled Parking Spaces

A revised plan has been received to demonstrate that two disabled parking spaces can be incorporated into the parking area to the front of the premises. This would result in the loss of 1no. parking space. Five parking space would remain at the front of the premises. Planning permission is not required for the car park markings, so this revision is for information only.

Representations

An additional objection was received from Cllr. Leslie T. Byrom which stated the following:

- Suburban Doctors Surgery which already shares a front car park with a solicitors office which includes disabled parking

Response: This is addressed in main body of report and late representations

- The large rear car park is not proportionate to the use of the Doctors Surgery

Response: This is addressed in main body of report

- Preseland Road is a busy road narrow road which may lead to highway safety issues

Response: This is addressed in main body of report

- There is no pressing need for the car park

Response: This is addressed in the main body of the report

- Possible staged process of preparing the property for future commercial development

Response: The application can only be assessed based on the information submitted

Agenda Item 8

Alteration to condition 2:

The development shall be carried out in accordance with the following approved plans and documents:

~~1978/01 B (Rev C) – Conversion of existing rear garden into additional car parking~~

1978/01 C (Rev C) - Conversion of existing rear garden into additional car parking

Reason: For the avoidance of doubt.

Condition 2 has been altered to replace the existing plans with the revised amended plans.

Alteration to condition 6:

The rear car park hereby permitted shall not be in use until a scheme detailing the planting of at least ~~3~~ **1 tree(s)** along with any other replacement soft landscaping along the Preseland Road boundary has been submitted to and approved in writing by the local planning authority. The scheme shall include details of their species, size and location and shall take the location of the acoustic fence into account

Condition 6 has been altered to address that only 1 tree will need to be planted.

Item 5C: DC/2023/00560 – Former Gas Holdings Site, Litherland Road L20 5AU

Alteration to Condition 20

Within one month of the demolition and restoration of the site a Verification report that demonstrates compliance with the agreed Final Demolition and Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the living conditions of neighbouring occupiers and land users.

The applicant has requested that the time frame for the submission of the verification report be extended from one month to six to enable all the data to be collected, the report prepared and then reviewed by National Grid before the report is formally submitted to the local planning authority.

This change is recommended.