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Date: 9 April 2024  
Our Ref:  
Your Ref:

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Dear Councillor

## **PLANNING COMMITTEE - WEDNESDAY 10TH APRIL, 2024**

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 - 6)

Yours faithfully,

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

Democratic Services

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## Planning Committee: 10<sup>th</sup> April 2024

### Late Representations/Information

#### Appendix 4 - Petitions

##### **Item 4A: DC/2021/00924 – Land off Bankfield Lane, Churchtown Southport**

###### Conditions

It is proposed that condition 3 (Construction Environmental Management Plan) be amended to include details of the proposed method of piling in the list of provisions.

##### **Item 4C: DC/2024/00170 – 55 Kendal Drive, Maghull**

###### Conditions

Following a response from the Flooding and Drainage Officer, a condition is proposed to be attached to read as follows:

*Prior to the commencement of the use, details of the permeable materials to be used for the hard surfacing in the front garden shall be submitted to and approved in writing by the local planning authority. The hard surfacing shall be carried out in accordance with the approved details.*

*Reason: To ensure an acceptable visual appearance to the development and to manage the risk of flooding*

##### **Item 4D: DC/2024/00004 - 9 Chesterfield Road, Crosby, L22 3XU**

###### Further representations

Following the completion of the committee report a further 40 representations have been received from a total of 27 surrounding addresses, objecting to the proposal. A further petition has also been received from the original petitioner, with a total of 28 signatures.

Many of the representations state that the amendments to the scheme do not alleviate the concerns initially raised.

Additional concerns raised include:

- Management plan does not give confidence that the applicant has experience or knowledge to run a large HMO.
- It can't be ensured that there will only be 19 people coming and going from the property.
- Concern that the 'Young Professional' target end user is not viable and if so what the future is for the development.
- Quality of basement space without natural light.

# Agenda Item 8

- Lack of verified information and reports.

A comment has been received from Bill Esterson MP regarding concerns from residents near Chesterfield Road. Their concerns relate to the size and scope of the HMO and that it could cause significant disruption to the local community and to local services and infrastructure.

## Highways

The Highways Manager has requested that a further condition be added to secure a Traffic Regulation Order to mark out the bus stop in order to prevent conflict with any additional off-street parking arising from the proposed development.

## Conditions

A new condition is added and will be numbered 5:

*The development shall not be occupied unless and until a Traffic Regulation Order to provide for bus stop markings with a clearway has been made and any legal challenges concluded.*

*Reason: To avoid obstruction of the bus stop by on-street parking.*

An associated informative is added to read:

*The Traffic Regulation Order required by condition 5 shall be undertaken at the applicant's expense and in agreement with the Local Highways Authority.*

All subsequent conditions are renumbered as follows: conditions 5, 6, 7, 8, 9, 10 and 11 are renumbered as 6, 7, 8, 9, 10, 11 and 12 respectively.

Condition 10, now 11, shall be amended as follows:

No part of the development shall be occupied until a scheme of hard and soft landscaping for the site has been submitted to and approved in writing by the local planning authority. The scheme shall also include

- i) details for provision within the rear garden area for use of the residents, to enable clothes drying and socialising.
- ii) **a detailed methodology for work to be carried out within the Root Protection Area of trees within or adjacent to the site.**
- iii) **details of hard surfacing materials demonstrating appearance and permeability**

Reason: To ensure an acceptable visual appearance to the development.

## **Appendix 5 – Approvals**

### **Item 5A: DC/2023/01911 Bootle High School, Browns Lane, Netherton**

#### Condition 2:

The condition should be amended to remove reference to the following reports:

Phase I Desk Study & appendices

Phase II Interpretative Ground Assessment Sutcliffe ref: 33342-SUT-ZZ-00-RP-G-7202

Phase III Remediation & Validation Strategy Proposals ref: 33342-SUT-ZZ-00-RP-G-7301

This is because there are further site investigations required.

## Condition 12:

The condition should be amended to the following:

No development shall commence above slab level until details of the visibility splays of 2.4m x 25m at all junctions on the site, including the site access junction and pedestrian intervisibility splays of 2m x 2m on both sides of each driveway/vehicular access have been submitted to and approved in writing by the Local Planning Authority. This shall be maintained throughout the lifetime of the development.

Reason: In the interests of highway safety.

## Additional conditions (Prior to Occupation):

There has been additional information provided and comments received from the Lead Local Flood Authority in relation to the drainage within the site. It is recommended that the following conditions are included:

*Prior to the occupation of any dwellings within a phase, a detailed validation report demonstrating that the "as built" drainage scheme has been carried out in that phase in accordance with the approved Flood Risk Assessment and Drainage Strategy (Reference Number 33342/LRD, dated October 2023 by Sutcliffe) shall be submitted to and approved in writing by the Local Planning Authority.*

*For the avoidance of doubt the details of the report shall include but not limited to: The SuDS Layout Plan with its components, the as built development Flood Flow Route Plan, the long and cross sections of pipes, materials and sizes, manholes, flow control systems, invert and cover levels, CCTV report of all laid pipe lengths and internal and external photographs of the manholes.*

*The approved works shall be retained as such thereafter.*

*Reason: To ensure adequate provision is made for the management of surface water and sewage disposal.*

The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy, Bootle High School Brown's Lane, Reference Number 33342/LRD, dated October 2023 by Sutcliffe and submitted updated Sustainable Drainage Pro-forma-1.

# Agenda Item 8

The approved scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved Sustainable Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site.

An additional condition is recommended by the Environmental Health Manager:

*Prior to the occupation of the development hereby permitted a scheme of acoustic glazing and acoustically treated ventilation shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the dwellings are occupied and thereafter retained in perpetuity.*

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

## **Item 5B: DC/2024/00229 – 1 Harris Drive, Bootle, L20 6LD**

### Plans

The applicant has submitted an amended site plan and floor plan in order to introduce bollards around the edge of the outdoor seating area towards the northeast and northwest of the site. It is considered that the bollards would help to prevent vehicles driving over the pedestrian walkway. The amendments are considered to improve the safety for customers using the outdoor seating area. As a result, conditions 2 and 3 will now read as follows:

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

1865/02 (~~Rev D~~ **Rev E**, submitted ~~02/04/2024~~ **08/04/2024**) - Proposed Site Plan

1865/03 (~~Rev D~~ **Rev E**, submitted ~~02/04/2024~~ **08/04/2024**) - Proposed Ground Floor Plan

1865/07 (Rev A) - Proposed Harris Drive Elevation

1865/08 (Rev A) - Proposed Hawthorne Road Elevations

1865/09 (Rev /) - Proposed Rear Elevation

1865/10 (Rev /) - Location Map & Site Plan

Reason: For the avoidance of doubt.

3) *The outdoor seating plan shall be carried out in accordance with the Proposed Site Plan ref. 1865/02 (~~Rev D~~, **Rev E** submitted ~~02/04/2024~~ **08/04/2024**).*

Reason: For the avoidance of doubt and to ensure control is maintained over the scale of the outdoor seating area to protect neighbouring residents.