

Town Hall
Lord Street
Southport
PR8 1DA

Date:
Our Ref:
Your Ref:

Please contact: Olaf Hansen
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2033
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Dear Councillor

PLANNING COMMITTEE - WEDNESDAY 11TH NOVEMBER, 2009

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

Agenda No.	Item
15.	Late Representations

Yours faithfully,

C J Elwood

Legal Director

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PLANNING COMMITTEE : 11 NOVEMBER 2009

Late Representations/Information

Part 1

APPENDIX 4

Item 4A

S/2009/0752 : 18-20 Hawthorne Road, Bootle

- a. Agent's form for speaking at Planning Committee is attached.

Agenda Item 15

Sefton Council

Received by Sefton Council
PLANNING & ECONOMIC REGENERATION
DEPARTMENT- BOOTLE OFFICE

09 NOV 2009

Speaking at Planning Committee

You have confirmed that you wish to address the Planning Committee. In order to make as much information as possible available to the Committee members before the meeting, would you please complete this form and return it to the Planning Department at the address below.

Site Address: 18 - 20 HAWTHORNE ROAD, BOOTLE

Application Number: S/2009/0752 ALTERNATIVE TO S/2008/10292

Your Name: GRAHAM FAZAKERLEY

Summary of Main Issues of Case

Please outline the main points you wish to draw to the attention of the Committee:

PRE-APPLICATION CONSULTATION
HMRI
(DO1)

DEVELOPMENT - OBJECTIONS
SITE FUTURE DEVELOPMENT OPTIONS.

Additional Supporting Information

Please attach any supporting information eg photographs. This will be circulated to members of the Planning Committee prior to the meeting. Please note that this will be reproduced in an A4 black and white format.

New information should not be circulated on the night as there will not have been sufficient time for Councillors to consider it.

Please return this form **no later than 10am the Monday prior to the Committee** meeting to:

Sue Tyldesley
Planning Department
Magdalene House
30 Trinity Road
Bootle
L20 3NJ
Fax: 0151-934-3587
E-mail: planning.dcsouth@planning.sefton.gov.uk
(for applications in the South area)

Or
Phil Hardwicke
9-11 Eastbank Street
Southport
PR8 1DL
Fax: 0151-934-2213
E-mail: planning.dcnorth@planning.sefton.gov.uk
(for applications in the North area)

If you have any queries regarding this form or the Committee procedures, please contact the Committee Clerk, Olaf Hansen, on 0151-934-2067.

APPENDIX 5

Item 5B

S/2009/0740 : Kiln Farm, Hall Lane, Ince Blundell

- a. MEAS – the bat survey report found no evidence of bats. In this case, the Council does not need to undertake the three test assessment for European Protected Species and no further action is required to meet the Council's duty under the Habitat Regulations. The surveyor's recommendation of 9.1 should be attached as an informative; the recommendation at 9.2 should be secured as a condition.
- b. CPRE Borough of Sefton Group – do not object to the way in which the applicant intends to use the equestrian facility but concerned that it could become a livery yard in the future which a charge of ownership. Suggest the following condition :-

“No commercial equestrian activities, including livery stables (DIY or Cored), events or competitions, including events such as training, demonstration, seminar events, riding classes and any public equestrian entertainment or exhibition shall be held at the site”.
- c. Change Condition 9 to read :-
 9. “The stables shall be for private use only and shall not be operated on a commercial livery basis, as a riding school or for events or competitions”.
- d. Change Condition 10 to read :-
 10. “The ‘lean-to’ shall be checked for nesting swallows or other birds if construction works take place during the bird breeding season March to August.”
- e. Change Condition 12 to read :-
 12. “Within 2 months of the ménage becoming redundant, a scheme to restore the land to agriculture shall be submitted
- f. Add Informative 2
 2. If bats are found or suspected during construction works then, as a legal requirement, works should cease and further advice sought from a bat consultant. If timber treatment is to be used then the acting consultant should be notified and advice sought as to an appropriate chemical to use where bats may be present at some future stage.

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Item 5C

S/2009/0773 : Altmouth Pumping Station, Altcar Rifle Range, Hightown

- a. Amended plans received and alternative fencing details to meet Scottish Power requirement have been submitted. These are not paladin style but a mesh high security fence.
- b. Amend condition 4 to read :
 4. All fencing shall be colour-coated black mesh style, as detailed in e-mail dated 09/11/09 and not exceeding 2.5 m high.
- c. Add Condition
 9. The generator shall not be brought into use until a scheme for double glazing the upper floor window of 2 The Bungalow to reduce noise transmission has been carried out..

Reason

9. In the interests of amenity for occupants of 2 The Bungalow and to comply with UDP Policy EP6.
- d. Plans for approval : WGWAUW/CW2/P/001-1, 002-1, 003-1, 004-1, 005-1, 006-1, 007-1, 008-2 as amended by WGWAUW/CW2/101B and 131B.

Item 5D

S/2009/0807 : 75A-E Seaforth Road, Seaforth

- a. Amended drawings received –
Approved drawing numbers now :
2012/001, 002a and 003a
- b. Amended plans have been received incorporating details towards achieving Lifetime Homes Standards.

APPENDIX 6

Refusals

Item 6A

S/2009/0706 : 25 Wicks Crescent, Formby

Applicant's letter is attached. Photographs will be displayed on screen at the Committee meeting.

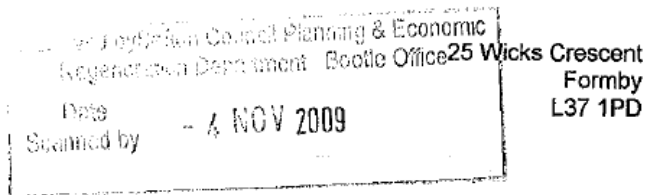
The letter draws attention to inaccuracies in the Committee Report.

The Director would respond as follows :-

1. Extension to 23 Wicks Crescent was approved with a 4.1 m projection (97/0256/N).
2. The planning approval for 27 Wicks Crescent gives a projection of 3.85m.
3. It is accepted that this is 0.85 m forward of the existing front of 25 Wicks Crescent.

The applicant's plan illustrates the present situation and in the Director's opinion, well illustrates the benefit of reducing that section of the extension adjoining No 27.

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Joy Forshaw
Planning Department
Sefton Council

4th November 2009-11-04

Dear Joy

Re:S/2009/0706 – 25 Wicks Crescent

I attach a note relating to my planning application addressed to the Planning and Economic Regeneration Director as required on the Planning Department's website. There is a covering note and 11 back-up sheets which form 8 Appendices.

I would be grateful if you could advise how the contents of this note will be conveyed to the committee so that a balanced view of the relevant facts is presented to Committee members.

The report I read on your website yesterday is extremely biased in favour of refusing my application and makes absolutely no attempt to present the members with a rounded view from which they can make a fair decision. I apologise for the length of this note, but I have had to do this given the limited amount of information actually in the report and the fact that only information that supports the Officers' view has been included within it.

I am sure that this process is meant to be fair and give me the opportunity for my application to be considered by members in the light of all the facts.

May I draw your attention to a number of factual inaccuracies in your report to 11th November Planning Committee (Agenda Item 6b);

1) Page 79, para 1, line 1 – The actual dimension of the extension as built at No 23 Wicks Crescent is 4.5m not 4.1m. 4.1m may be the dimension *approved* – but what exists in bricks and mortar at No 23 projects 4.5m from the main elevation.

2) Page 79, para 1, line 3 – The extension at No 27 Wicks Crescent projects 4m from it's main elevation – not 3m. This means that No 27 projects 1m ahead of No 25 – it is not "in line" with it as stated.

3) Page 79, para 5, line 2 – Given issue no (2) above, the distance between the projection of the proposed extension to No 25 and the window of No 27 would be 3m – not 4m. I also do not see the relevance of this statement given the windows face the same way.

Can you also advise how these inaccuracies will be resolved so that members are aware of the correct details that should have been in the report.

Please note that I will be submitting the original of the petition to the Legal Director before 10am Friday and will be present at the Planning Committee on the 11th November to present my case.

Yours faithfully

Terry Bonner

Address	25 Wicks Crescent, Formby	Date: 4.11.09
Applicant	Mr. T Bonner	
Proposal	Erection of a single storey extension to the front of the dwellinghouse	
Ref:	S/2009/0706	

South Sefton Council Planning & Economic
 Regeneration Department - Bootle Office
 Date: 4.11.09
 Signed by: T.M.B.

Supporting Statement by the Applicant to the Planning and Economic Regeneration Director

Petition from 30 x Wicks Crescent residents in support of the proposals

I attach a petition (copy) signed by 30 residents of Wicks Crescent (please see the plan at Appendix 1 which shows the homes occupied by the signatories in relation to No. 25). All of these residents – *people who experience the Wicks Crescent streetscape daily* – have had the proposals explained to them, are in favour of them and do not feel the proposals have an adverse impact on Wicks Crescent in any way. No residents who were approached refused to sign the petition.

Notably, the residents of number 27 and eight other households to the West side of 25 Wicks Crescent are in support of the application and have signed the petition.

The area in dispute

On the plan at Appendix 2, Planning Officers have verbally agreed that the red shaded Area "A" at no 25 is allowable.

The only area at issue therefore is Area "B" which is included in the proposals (but not shaded in Appendix 2) and represents floor area of only 3.8 sqm.

The context created by the immediately neighbouring extended properties

Appendix 2 also shows (again shaded red) the extensions already in place **either side of No 25** at Nos 23 and 27.

These planning precedents are very important here;

- No 23 to the East, is an identical house to No 25 and was built on the same building line. No 23 has an extension that projects 4.5m from its main elevation and covers 70% of the width of the house (Photo at Appendix 3). The gables of Nos 23 and 25 are 3.5m apart.
- No 27 to the West, has an extension that projects approx 4m from its main elevation and covers 100% of the width of the house (Photo at Appendix 4a). The gables of Nos 27 and 25 are 3m apart (Photo at Appendix 4b). No 27 was originally built 3m back from No 25's main

Agenda Item 15

It should also be noted that the building line closest to the highway is created by Nos 19 and 21. This building line is still a whole 3m ahead of where the proposals for No 25 project to (Photo at Appendix 6 and plan at Appendix 2).

Officers have not been able to direct me towards a relevant section of the House Extensions SPG in relation to the apparent 3m limitation. Specific sections that I have been referred to in relation to this relate to Rear Extensions (page 10) which is clearly not relevant, and small porches/canopies (page 9) which is applicable where an established line of buildings exists. This cannot apply either due to the staggered nature of the layout and subsequent development stifling the existence of a clear established line of buildings.

Proposals in relation to basic principles of Sefton's House Extensions SPG

1st Principle – design in relation to the existing property.

The proposals have been carefully designed so that the original nature of the property is not compromised and that the extension is not excessive compared to the original building. Identical properties in the area have been extended to a much greater degree than these proposals aim for – some identical properties have two storey extensions.

In terms of aesthetics, it could be argued that the split-depth frontage to No 25 - that the Planning Officers want to impose - may create an unappealing "disjointed" or awkwardly asymmetric frontage to No 25 itself. Neither may it assist the streetscape any more than the applicant's proposals might.

2nd Principle – effect on the Streetscene.

This is covered earlier in this statement.

3rd Principle – effect on neighbours.

Privacy, overlooking and overshadowing – There are no windows overlooking either Nos 23 or 25 as a result of the proposals. The front windows of the properties opposite at Nos 26 and 28 would be (respectively) 25m and 24m away from the new front window of No 25.

Although the distance to the *legal boundaries* either side of No 25 may be 1.5m (between Nos 25 and 27) and 1.75m (between Nos 25 and 23) this is irrelevant as the properties are detached and the boundary points in the front are contained within open plan front gardens that are not identified by any feature such as a fence and are, by nature, open to view from the street anyway so are not a 'point in space' where privacy is an issue.

More relevant in terms of privacy would be the distances between the houses themselves. However, these are 3m (between Nos 25 and 27) and 3.5m (between Nos 25 and 23) – considerable distances.

Poor Outlook – Given the significant distances between the properties, there is no overbearing or oppressive effect on either neighbouring property.

4th Principle – effect on garden size and parking facilities

Garden Size and Parking Space – Similar to many properties on Wicks Crescent, and as part of the proposals, more front garden space at No 25 would be used for additional in-curtilage parking, reducing the need for parking on the highway.

5th Principle – effect on road safety.

Given Wicks Crescent is a straight road at No 25, there are clearly no issues such as vision splays or any other potential road safety issues created by the proposals.

6th Principle – development using fewer resources (sustainable development).

Every effort will be made to use sustainable resources and environmentally friendly building practices. "Considerate Construction" principles will also be employed by the contractor. Relevant Building Regulations relating to Energy Efficiency will be met and other energy saving innovations will be used where possible.

Integrity of the Assessment process

A letter was received dated 23rd September 2009 stating that the proposals were not acceptable due to the effects on the streetscape.

*Site visited
by POF 17/9*

However, no Planning Officers actually visited the site until a week later on 30th September 2009 (the Planning Officer who visited that day confirmed that they were the first Officer to visit the site in relation to this application). This visit was in the end requested by a Ward Councillor (who was present) as requests from the applicant for a site visit had been refused.

Given the very subjective nature of the streetscape issue, and the above letter and visit, it is puzzling to consider how a properly informed view on the impact of the proposals on the streetscape could have been formed and confirmed to the applicant **a full week before any person from Planning had actually visited the street in person** as part of the assessment process.

In Summary

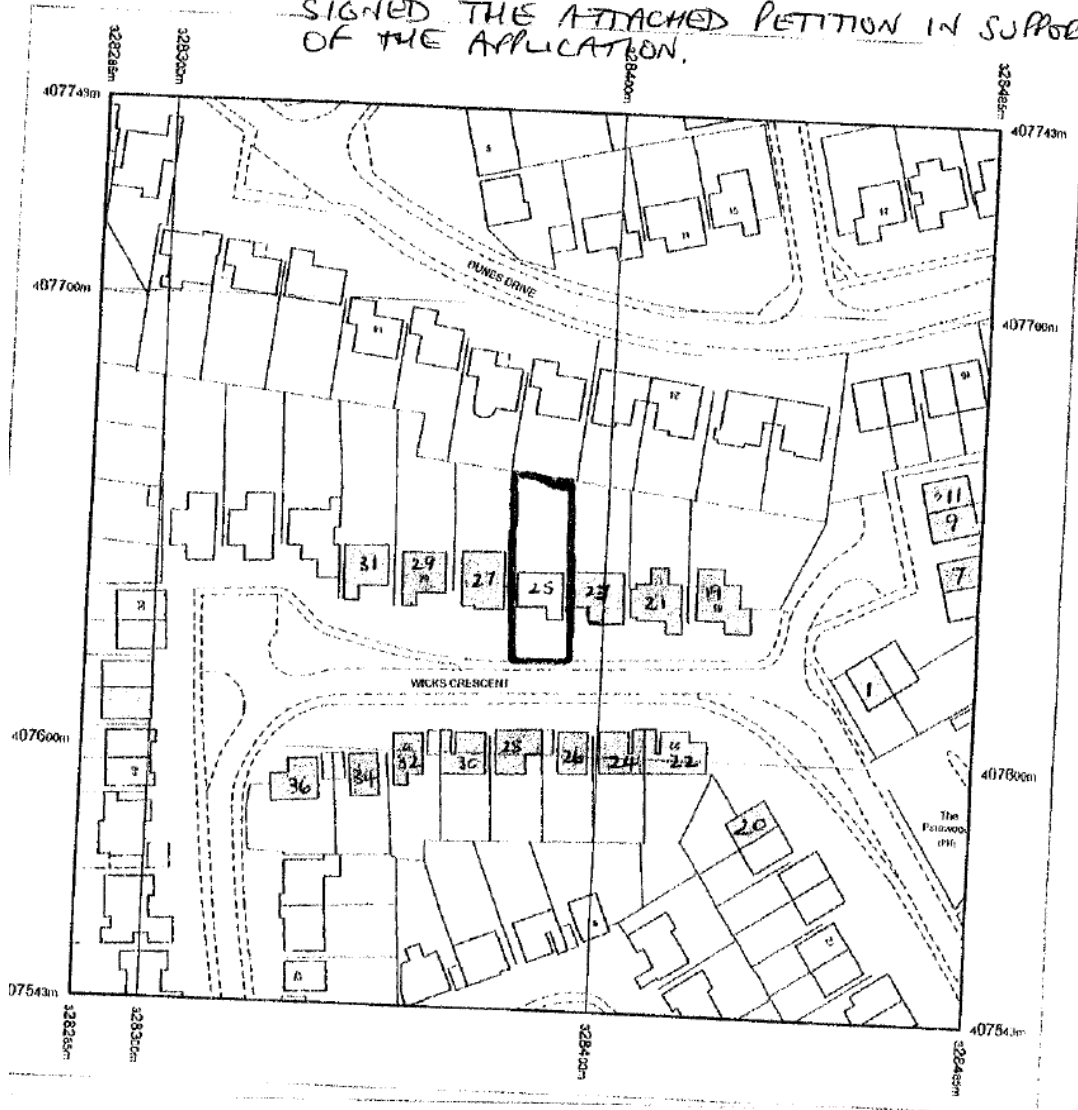
Suggested best practice in planning a home extension has been applied extensively in these proposals. From discussing the design ideas with neighbours before the design stage and keeping them informed, to ensuring the design is in keeping with the property and the locality.

30 individual Wicks Crescent residents have signed a petition in support of the proposals and cannot understand why the Planning Officers are attempting to limit the proposals when no SPG principles have been breached and very strong planning precedents exist to either side of the property.

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APPENDIX 1

PROPERTIES SHADED BLUE INDICATE WICKS CRESCENT RESIDENTS WHO HAVE SIGNED THE ATTACHED PETITION IN SUPPORT OF THE APPLICATION.



Petition Relating to an application for planning permission to erect a single storey extension to the front of 25 Wicks Crescent, Formby (Application Ref: S/2009/0706)

We, the undersigned, petition Sefton Council's Planning Committee to approve the above application.

We support the proposals and have been shown the design proposals of this application. We do not feel that the application has any detrimental effect on the aesthetics Wicks Crescent and/or its streetscape.

No	Name	Address	Signature
1	Michael Murgala	27 Wicks Crescent	<i>[Signature]</i>
2	Silvia Murgala	27 Wicks Crescent	<i>[Signature]</i>
3	Brian Ross	29 Wicks Crescent	<i>[Signature]</i>
4	Francesca H. Ross	25 Wicks Crescent	<i>[Signature]</i>
5	CAROL JACKSON	28 WICKS CRESC.	<i>[Signature]</i>
6	David Swanwick	32 WICKS CRESCENT	<i>[Signature]</i>
7	Christine Swanwick	32 WICKS CRESCENT	<i>[Signature]</i>
8	JAMIAN LYNCH	22 WICKS CRESCENT	<i>[Signature]</i>
9	Susanne Lynch	22 Wicks Crescent	<i>[Signature]</i>
10	Julie Rowlands	1 WICKS CRESCENT	<i>[Signature]</i>
11	Simon Rowlands	1 WICKS CRESCENT	<i>[Signature]</i>

Agenda Item 15

APPENDIX 1

We, the undersigned, petition Sefton Council's Planning Committee to approve the above application.

We support the proposals and have been shown the design proposals of this application. We do not feel that the application has any detrimental effect on the aesthetics Wicks Crescent and/or its streetscape.

12	MRS C. HARDMAN	9 WICKS CRESCENT FORMBY	<i>C. E. Hardman</i>
13	MRS E. WHALLEY	11 WICKS CRESCENT FORMBY	<i>E. Whalley</i>
14	MRS A. GRIFFITHS	7 WICKS CRESCENT FORMBY	<i>A. Griffiths</i>
15	MR P. RANGE	7 WICKS CRESCENT FORMBY	<i>P. Range</i>
16	MR R.F. HARRIS	24 WICKS CRESCENT FORMBY	<i>R.F. Harris</i>
17	SANDRA LOUGHAN	21 WICKS CRESCENT	<i>Sandra Loughan</i>
18	PAUL LOUGHAN	21 WICKS CRESCENT	<i>Paul Loughan</i>
19	G. CANNON	19 WICKS CRESCENT	<i>G. Cannon</i>
20	K CANNON	19 WICKS CRESCENT	<i>K Cannon</i>
21	MR HEWITSON	34 WICKS CRESCENT FORMBY	<i>D. Hewitson</i>
22	Mrs L. HEWITSON	34 WICKS CRESCENT FORMBY	<i>L. S. Hewitson</i>
23	MR M. MULLEN	36 WICKS CRESCENT FORMBY	<i>M. Mullen</i>
24	Mrs A. Mullen	36 WICKS CRESCENT FORMBY	<i>A. Mullen</i>

2

APPENDIX 1

We, the undersigned, petition Sefton Council's Planning Committee to approve the above application.

We support the proposals and have been shown the design proposals of this application. We do not feel that the application has any detrimental effect on the aesthetics Wicks Crescent and/or its streetscape.

25	D. BORDETH	D. Bordeth	23 WICKS CRESCENT FORMBY L37 1PD
26	S BATES	S Bates	31 WICKS CRESCENT L37 1PD.
27	L F Bates	L F Bates	31 Wicks Crescent, L371PD
28	MRS E. LUTY	E. Luty	30 WICKS CRESCENT FORMBY
29	MRS G. BISHOP	G. Bishop	45 WICKS CRESCENT FORMBY
30	MRS. E. I. BIRKETT	E. I. Birkett	20 WICKS CRESCENT FORMBY
31	MR. M. DEGNAN	M & Degnan	26 WICKS CRESCENT FORMBY

Endorsed by: CONFIRMED VIA EMAIL TO ANDREA DIMSA
Cllr Alf Doran, Mayor of Sefton

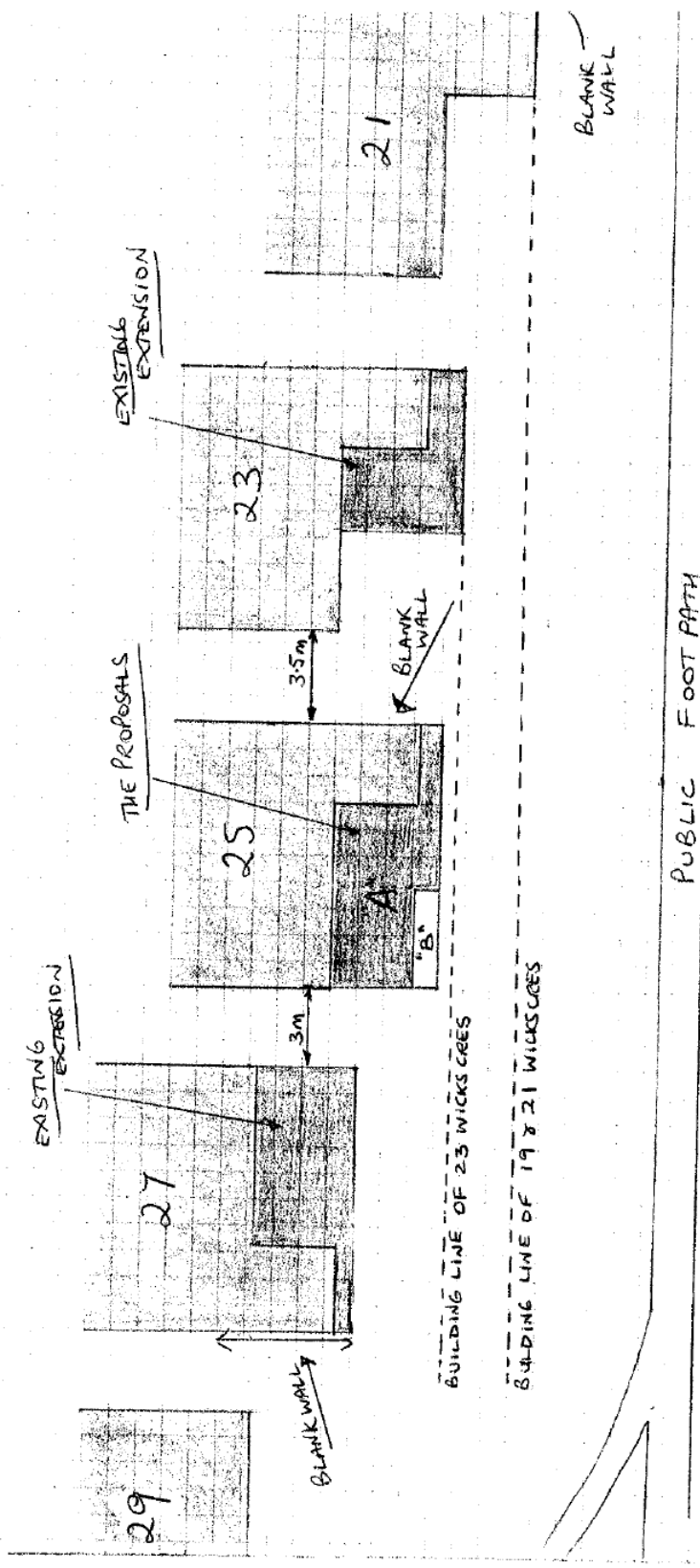
Date: 29/10/09

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APPENDIX 2

25 WICKS CRESCENT (S/2009/0706)

ERECTION OF A SINGLE STOREY EXTENSION TO THE FRONT OF THE DWELLINGHOUSE



Scale: 1 square = 1m²

APPENDIX 9

REPORT TO: Planning Committee

DATE: 11 November 2009

Appendix 9

SUBJECT: **Core Strategy: Green Space and Recreation Study (PPG17 Study) and Playing Pitch Strategy**

Contact officers Steve Matthews – 934 3559
Andrea O'Connor - 934 3560

Key findings about quantity, quality and accessibility of green space

Paragraph 2.9 under the above heading looks at accessibility to two specific types of green space – larger parks and nature areas. Hightown was mistakenly included in the list of areas which are more than 15 to 20 minutes walk from a larger park and nature area, and Aintree and Melling mistakenly included in the list of areas which are more than 15 to 20 minutes walk from a larger park. The paragraph should be revised accordingly.

The revised paragraph 2.9 should read as follows:

2.9 In accessibility terms, the study looked at two specific types of green space – larger parks and nature areas. Most people living in the urban area are within 15 to 20 minutes walk of a larger park or nature area. However, this is not the case in parts of Blundellsands and Thornton (for parks and nature areas); north-central Formby (for parks); parts of northern Lydiate and western Maghull (parks), plus parts of Aintree and Melling (for nature areas); large parts of central and north Southport (parks and nature areas), and part of Birkdale (nature areas).

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PLANNING COMMITTEE : 11 NOVEMBER 2009

Late Representations/Information

Part 2

APPENDIX 5

Item 5A

S/2009/0666 – Captains Green, Galsworthy Avenue, Bootle

Merseyside Police Architectural Liaison Officer comments as follows.

I have read the reports from the architect re Captains Green, and can confirm that the proposals re the railings, alley gate, and wall toppings are all within the principles of Secured by Design, and if implemented would allow the development to achieve Secured by Design certification.

The architect mentions the recessed doorways for the houses, which I can only agree if the recesses are no more than 600mm, this being a requirement of SBD. Recesses of more than 600mm can provide areas for anti-social behaviour and for interlopers to hide in.

I look forward to working with the architect to achieve SBD certification.

Add condition:

Prior to the commencement of development full details of windows and doors including cross sections shall be submitted to and agreed in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved plans.

Reason: In the interests of visual amenity and to accord with policies CS3 and DQ1 of the Sefton UDP.

APPENDIX 6

Refusals

Item 6B

S/2009/0706 : 25 Wicks Crescent, Formby

This item has been withdrawn by the applicant in an email received 10/10/09.

Agenda Item 15

APPENDIX 9

REPORT TO: Planning Committee

DATE: 11 November 2009

Appendix 9

SUBJECT: **Core Strategy: Green Space and Recreation Study (PPG17 Study) and Playing Pitch Strategy**

Contact officers Steve Matthews – 934 3559
Andrea O'Connor - 934 3560

It has become apparent that the Green Space and Recreation Study should be amended firstly to show the correct boundary of Jubilee Wood, which is the woodland on the main part of the former Sefton Meadows landfill site, and Rimrose Valley, and secondly by making any consequent any text and figure changes (e.g. figures 10.8, 18.3.4 and 18.4.4, and related text).

Therefore Planning Committee are requested to recommend to Cabinet that they approve the:

- i) Green Space and Recreation Study, subject to being changes made to the Study consequent to corrections to the boundary of Jubilee Wood and Rimrose Valley;
- ii) Playing Pitch Strategy.