

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 13TH JANUARY, 2010

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
13.	Late Representations

Yours faithfully,

C J Elwood

Legal Director

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PLANNING COMMITTEE : 13 JANUARY 2010

Late Representations/Information

Part 1

APPENDIX 4

Item 4A

S/2009/0930 : 59 Cambridge Road, Southport

Form to Speak at Planning Committee received 11/01/10 from Mr R Worden attached, together with accompanying photographs.

Agenda Item 13

Sefton Council

Seen by B.C.M.	
Pass to N	
PLANNING & ECONOMIC REGENERATION	
11 JAN 2010	
BUILDING CONTROL SECTION	
Action	Recd

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: 59 CAMBRIDGE ROAD
SOUTHPORT PR9 9AJ.

Application Number: S/2009/0930

Your Name: RALPH WARDEN.

Summary of Main Issues of Case

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

- ① THE PROPOSAL TO RAISE THE ROOF BY 2 METRES, FROM 17 METRES TO 19 METRES, WOULD HAVE A DETERMINATE EFFECT ON THE PATTERNS OF LIGHT TO, AND THE OUTLOOK FROM, SOME WEST FACING WINDOWS OF ADJACENT HOUSES.
- ② THE DESIGN OF THE ROOF ELEVATION ON TWO LEVELS, WITH ITS ASYMMETRIC, UNUSUAL APPEARANCE, WOULD DETRACT FROM THE CHARACTER OF THE SURROUNDING AREA, AND PROVIDE LITTLE AESTHETIC PLEASURE TO THE RESIDENTS, ESPECIALLY WHEN VIEWED FROM THE NORTH.

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.

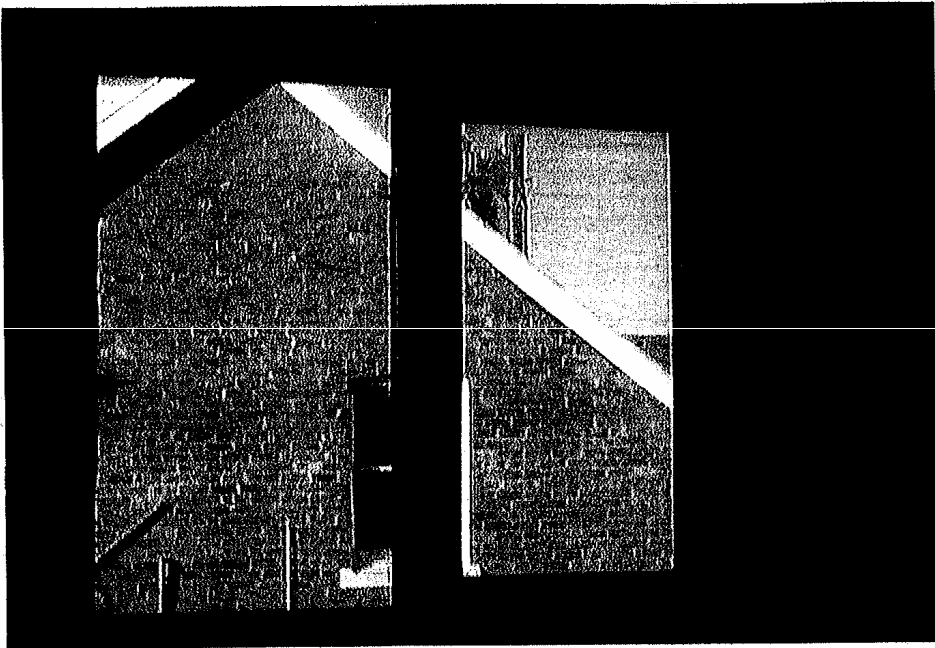
New information should not be circulated on the night as there will not have been sufficient time for Councillors to consider it.

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.

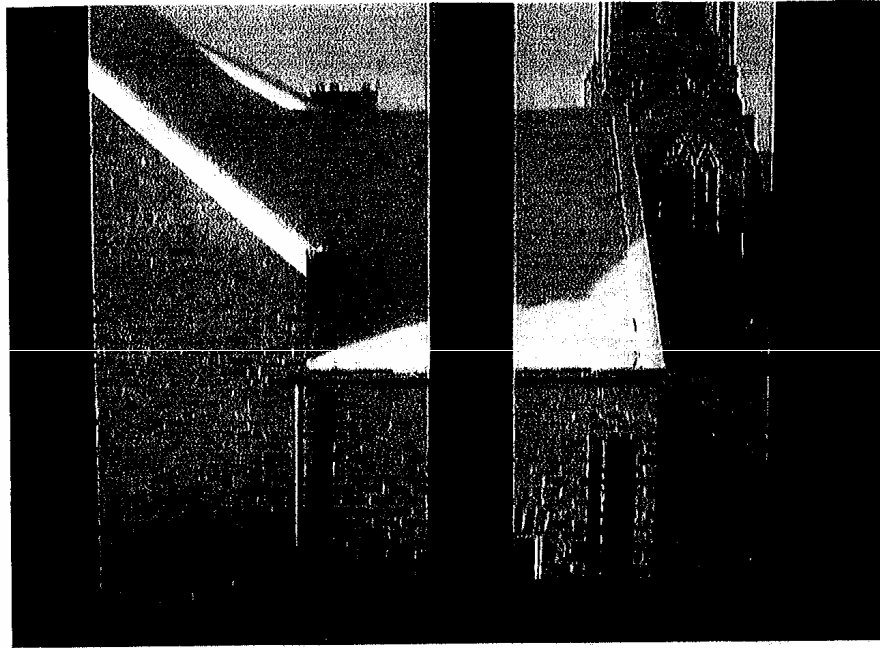


View from kitchen

FLAT 46 THIRD FLOOR MANSINGLEY COURT.

Seen by C.M.	
Present	
PLANNING & ECONOMIC REGENERATION	
10 JAN 2000	
BUILDING OCCUPANCY PERMIT	
File	Action

Agenda Item 13



View from bedroom

FLAT 46 THIS FLOOR MASINGLEY COURT.

Seen by B.C.M		
Pass to N		
PLANNING & ECONOMIC REGENERATION		
JAN 2010		
BUILDING CONTROL SECTION		
File	Action	Repn

Item 4B

S/2009/1074 : Land adj to 21 Crown Close, Formby

Amended Plans received

- 418.04a – Existing Street Scene Elevation
- 418.05c – Proposed Landscaping Scheme
- 418.06 – Proposed Street Scene Elevation

Response

The amended plans submitted address the concerns raised by the Highways Authority in respect of the provision of a pedestrian footway to the front of the proposed dwellings, while the revised vehicle access to the right hand property ensures it will be a safe distance from a sycamore tree to be retained.

In respect of the tree provision within the property, only 3 (three) replacement trees of a size and species acceptable to the Council are to be provided within the curtilage of the property, as set out in drawing 418.05c, and as such, there is a shortfall of 39 (thirty nine) trees to be provided. A condition is to be attached to any approval to ensure a commuted sum will be paid for off-site planting.

Petitioner Withdrawing Right to Address the Committee

The Council received an e-mail from Mr Ashcroft, the lead petitioner, on Monday, 11 January 2010 withdrawing his application to address the committee.

APPENDIX 5

S/2009/0990 : Mews Cottage, 38 Lancaster Road, Birkdale

Revised plans for approval –

Drawings received 06/01/10

Agenda Item 13

Item 5H

S/2009/1112 : Netherton Moss Primary School, Swifts Lane, Netherton

Neighbour Representations

Petition received 07/01/10 with 47 names, including photographs of existing fence and site sponsored by Councillor M Dowd.

Consultations

Capita Symonds – all gates will open inwards and therefore will not impinge upon the highway.

Highways Development Control – have no objections providing all vehicular and pedestrian accesses are to remain as are currently existing. The applicant has confirmed that all proposed gates are to open inward and not outward onto the highway.

Add Condition

Condition

‘Any trees requiring pruning works in order to enable the fence to be erected shall be limited to a crown lift of up to 2.5m and all such works shall be carried out in accordance with BS3998 (1989).

Reason

In the interests of visual amenity and the health of the trees

TO Sefton Metropolitan Borough Council, Magdalen House, 30 Trinity Road, L20 3NJ WE THE UNDERSIGNED PETITION AND
 OBJECT TO THE PLANNING APPLICATION S/2009/1112 ON THE GROUNDS SET OUT IN THE ANNEXED PETITION

ADDRESS	NAME	SIGNATURE
13, ST BENETS WAY L30 3TU	E. GUINAN	<i>E. Guinan</i>
1 St Benets Way L30 3TU	P. LADE	<i>P. Lade</i>
" " "	P. SWIRE	<i>P. Swire</i>
" " "	J. SAUNDERS	<i>J. Saunders</i>
5 St Benets way	J. TYSON, FLORENCE	<i>J. Tyson, Florence</i>
5 " "	J. D	<i>J. D</i>
9 St Benets way	W. WHITE	<i>W. White</i>
11 " "	G. HAYES	<i>G. Hayes</i>
1 " "	M. WARRER	<i>M. Warrner</i>
15 " "	B. CREGG	<i>B. Cregg</i>
17 " "	H. CONLEY	<i>H. Conley</i>
17 " "	P. CONLEY	<i>P. Conley</i>
19 " "	J. LYONS	<i>J. Lyons</i>
21 " "	M. KEARNEY	<i>M. Kearney</i>
21 " "	J. KEARNEY	<i>J. Kearney</i>
25 " "	C. MADFIELD	<i>C. Madfield</i>
25 " "	D. GRIFFITHS	<i>D. Griffiths</i>
27 " "	M. HOOD	<i>M. Hood</i>
29 " "	J. JONES	<i>J. Jones</i>
29 " "	M. RAYSON	<i>M. Rayson</i>
43 Winkum Way	A. JONES	<i>A. Jones</i>

24/26

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Item 5J

S/2009/1136 : 21 Victoria Road, Formby

Letters of objection received from Nos 17 & 19 Victoria Road and Formby Civic Society :-

The 'buzzer' will be detrimental to residential amenity.

Flashing light will be unsightly and out of character with the area. Given the level of pedestrian and vehicular traffic in this unadopted part of Victoria Road the measures proposed are not necessary.

The measures proposed could be subject to vandalism, accidental damage and mechanical failure.

PLANNING COMMITTEE : 13 JANUARY 2010

Late Representations/Information

Part 2

APPENDIX 4

Item 4A

S/2009/0930 : 59 Cambridge Road, Southport

Amend description to read 'Full application' not 'Change of Use'

Amended plan numbers should refer to 401/2a, 401/3 and 401/4.

Officers report – section on 'Overlook, Outlook and Loss of Light', 3rd paragraph, distance to habitable room windows at 3rd floor in Madingley Court should read 10 metres not 12.6 metres. The petitioner has submitted two photographs of the outlook from bedroom and kitchen windows. It is acknowledged that the proposed development will cause some loss of outlook. However, the position of these two windows in the western elevation of Madingley Court are not shown on the approved plans for Madingley Court. Given the distance between the two buildings, the potential loss of outlook is not considered to be sufficient to warrant refusal of planning permission.

APPENDIX 5

Item 5A

S/2009/0990 : Mews Cottage, 38 Lancaster Road, Birkdale

Amend Condition 5

All new windows and doors in the extended part of the building (including ground floor) and the garage (including the garage door) shall be constructed in timber and painted. All windows in this section of the building shall be slightly recessed.

Item 5B

S/2009/1001 : Southport Cultural Centre, Lord Street, Southport

Highways Development Control : There are no objections in principle to the proposal. However, the inclusion of a goods lift within the Sharrock Street service area raises concerns of highway safety.

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There are already operational difficulties with the use of the Sharrock Street service area. Unauthorised parking and conflicting delivery schedules can make access to and manoeuvring within the area problematic. In addition, there is a recorded injury accident, involving a large vehicle reversing along Sharrock Street, that resulted in a fatality.

Details have been provided with regards to the types, sizes and frequency of service vehicles that presently access this area and AutoTRACK runs have been undertaken showing the manoeuvres involved by a range of vehicles. Despite this, it is evident that the construction of a goods lift and associated elements within the Sharrock Street service area will further reduce the space available for loading/unloading and for vehicle manoeuvring. This could lead to vehicles having to be reversed along Sharrock Street, which would be hazardous for other road users accessing Sharrock Street either by vehicle or on foot and would potentially cause congestion and conflict at the junction with Eastbank Street which is very busy throughout most of the day.

There is limited scope to cater for cycle parking within the building, however, the applicant has agreed to fund the introduction of 12 'Sheffield' cycle stands (catering for up to 24 bikes) in front of the building. An indicative location has been shown on drawing no. 2754/L/100 rev P3.

As well as the installation of the cycle stands, the removal of the disabled access ramp will result in the pedestrian footway having to be reinstated in materials to match the existing footway adjacent to the ramp.

In view of the above, I am unable to support the proposal as it stands, however, if the goods lift and associated elements were omitted from the proposals, I would have no objections subject to the following conditions and informatives being added to any approval notice:-

H-5 - Off-site Highway Improvements (provision of 'Sheffield' cycle stands and restatement of pedestrian footway)

H-7 - Cycle parking

H-11 - Construction Management Plan

I-2 - Highways

Further comments

Following discussions with the applicant and agent it has been agreed that a scheme of mitigation measures, with the objective of minimising potential danger to pedestrians and other road users has been agreed.

The passageway that runs between Sharrock Street (Service Area) and Cambridge Arcade will need to be closed and/or gated in order to prevent pedestrian access by the general public. This will minimise pedestrian movement along Sharrock Street and reduce the likelihood of unauthorised parking from taking place.

In addition, a Traffic and Delivery Management Plan will need to be submitted, detailing the maximum type and size of vehicles used to make deliveries, the time periods within which deliveries can be made; and how the service area will be managed and

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controlled, etc. The plan will be secured by condition and must have been submitted and approved prior to the cultural centre being opened.

In view of the above I would have no objections subject to the following conditions and informatives being added to any approval notice:-

“Unless otherwise agreed in writing the passageway between Sharrock Street (Service Area) and Cambridge Arcade shall be closed off and/or gated under the appropriate legislation prior to the development being brought into use”.

“The development shall not be brought into use until a Traffic and Delivery Management Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Traffic and Delivery Management Plan shall be implemented and strictly adhered to and shall not be varied other than through agreement with the Local Planning Authority.”

Add Conditions

6. H-5 off-site highway improvements (provision of ‘Sheffield’ cycle stands and reinstatement of pedestrian footway
7. H-11 Construction Management Plan
8. Unless otherwise agreed in writing the passageway between Sharrock Street (Service Area) and Cambridge Arcade shall be closed off and/or gated under the appropriate legislation prior to the development being brought into use
9. The development shall not be brought into use until a Traffic and Delivery Management Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Traffic and Delivery Management Plan shall be implemented and strictly adhered to and shall not be varied other than through agreement with the Local Planning Authority.

Reasons

6. 7. 8. & 9 RH-7

Add Informative

1.1-2 – Highways

Item 5C

S/2009/1002 : Southport Cultural Centre, Lord Street, Southport

Add Condition

Prior to the commencement of the development, details of a maintenance regime for the glazed port cochere shall be submitted to and approved in writing by the

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Local Planning Authority. The glazed port cochere shall be maintained in accordance with the approved details.

Reason

LBR2

Item 5D

S/2009/1011 – 5 Marsh Brows, Formby

The further information referred to in the main report in respect of tree surveys and bat/barn owl information will not arrive in time for Planning Committee, and similarly, insufficient time is available prior to Planning Committee to enable their appraisal. It is considered likely that these documents will clarify that there are no adverse impacts in respect of either tree cover or habitat and that development can proceed in line with established policies.

It is therefore recommended that the determination of the application and the addition of any further conditions as necessary be delegated to the Planning and Economic Regeneration Director subject to:

1. there being no adverse findings contained within either report, and;
2. there being no material changes to the scheme required as a result of any recommendations.

Further to the main report, Highways Development Control also comment that the scheme will provide for the reinstatement of footway adjacent to the entrance and there is a planning condition attached requiring dropped kerbs and tactile paving within existing footways linking to the development.

Item 5E

S/2009/1019 : St John & St James Church, 50a Monfa Road, Bootle

An application has been made to English Heritage for the church to be listed as per the attached letter.

It is therefore recommended that the consideration of the application is therefore DEFERRED pending the outcome of this investigation.

Item 5G

S/2009/1064 : 221-223 Knowsley Road, Bootle

Further information received

Additional information relating to the operational activities of the proposed Health & Well-being Centre has been provided by Mr John Hill, the Sefton Drug Action Team Co-ordinator.

As stated by Mr Hill, the Centre **is not** a treatment of medical centre and there will be no needle exchanges, drugs on the premises or prescriptions issued from the Centre as these services are available from the existing premises on Oriel Road, Bootle. In addition, any local resident presenting with any issue will receive a service or be referred to a more appropriate organisation.

In addition, a letter of support has been provided from Inspector Colin Davidson, Sefton Offender Manager, Marsh Lane Police Station who expects anti-social behaviour to reduce in the Knowsley Road area in part as a result of the operational use of the Centre.

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SEFTON DAT PARTNERSHIP

Health & Well-being Centre 221 – 223 Knowsley Road

Planning Application for Change of Use

Background information

All three Councillors for Linacre Ward (Cllrs Kerrigan, Friel and Fairclough) have been consulted regarding this application and each has expressed their support.

This application is submitted on behalf of the Sefton DAT Partnership. The partnership consists of;

- Sefton Council
- Merseyside Police
- Sefton NHS
- Merseyside Probation Trust
- Sefton Carers Centre
- Sefton CVS
- Job Centre Plus
- Sefton Service User Forum

The partnership is responsible for the effective delivery of the national drug strategy within Sefton. The strategy, ***Drugs: Protecting families and communities***, as its title suggests, is very much focused upon supporting families and communities suffering the effects of drug misuse.

The Health & Well-being Centre is a joint project of the Health & Social Care Directorate of Sefton Council and Sefton Carers Centre. It has the support of all DAT partners including Merseyside Police and a letter from Merseyside Police supporting this application is attached.

Why this location ?

The DAT has conducted a needs assessment which confirms that in many areas of South Sefton drug misuse is prevalent and nowhere more so than Linacre Ward. It is for this reason that we wish to establish a Health & Well-being Centre in Knowsley Road.

What the Centre is and what it is not

The Centre **is not** a treatment or medical centre, our treatment centre for South Sefton has been successfully operating from premises in Oriol Road for the past five years. There will be no needle exchange, drugs on the premises, or prescriptions issued from the Centre as these services will continue to be available at Oriol Road.

The Centre **will offer** support services to any local resident who wishes to address their drug use or any family member or carer whose life is affected by the drug use of a loved one. Individuals, family members and carers presenting at the Centre will have their needs assessed by a social work team from the Health & Social Care Directorate and directed to appropriate services. Some of these services will 'hot desk' at the centre, these include; Sefton Carers Centre, Job Centre Plus, Sefton Adult Community Learning Service, housing & welfare rights, Sefton Alcohol Services.

No door is the wrong door

In line with the Council's policy of ' No door is the wrong door ' any local person presenting with **any issue** will receive a service or be referred on to a more appropriate organisation.

Consultation/involvement of local residents

If change of use is granted, local Councillors have agreed to facilitate meetings with local residents who may wish to be briefed in more detail on the purpose of the Centre. An approach will be made to the residents of Holly Court and Silverdale Court who have registered objections and the option of establishing a local residents committee to oversee the running of the Centre will be considered.

John Hill
Sefton Drug Action Team Co-ordinator

0151 – 288 6506 or 07717 805 854

John.hill@hsc.sefton.gov.uk

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To whom it may concern

12th January 2010

Planning Application for Change of Use: Health & Well-being Centre 221 – 223 Knowsley Road

I am the tactical offender manager for the police in Sefton and work closely with the Sefton DAT partnership, which is responsible for delivering the national drug strategy within the borough.

I have supplied crime information on Linacre Ward to the DAT Coordinator that supports the change of use to premises located at 221-223 Knowsley Road. This is a high-need ward in respect of levels of drug misuse and social inequality.

The provision of a Health & Well-being Centre in Knowsley Road is a critical element in the partnership's strategy to address criminality, anti social behaviour and social exclusion in the area.

In my opinion the proposed centre will have many positive benefits for the local community, providing a non-medical 'one stop-shop' for individuals, their families and carers. It will result in more users in treatment, better support for families and address 'quality of life' and inequality issues. Most importantly, it will identify dependent children who may be at risk and address 'Every Child Matters' and 'Think Family' priorities. Controlling drug use through the provision of drug treatment is a proven crime reduction technique and the backbone of the Sefton Prolific and Other Priority Offender scheme (Operation Tower). This has produced crime reduction figures of 55% and 50% amongst the borough's most prolific offenders in the last two years. I also expect anti social behaviour in the area to reduce.

In conclusion, I believe that this planning application represents a significant part of the solution to key social issues in Linacre Ward. It will have many positive benefits for local communities and address a wide range of social issues surrounding drug misuse, crime and disorder.

Yours faithfully.

Inspector Colin Davidson B.A (Hons), B. Arch

Sefton Offender Manager
Marsh Lane Police Station

Inspector Colin Davidson
Offender Manager
Marsh Lane Police Station
Marsh Lane Bootle Liverpool L20 5BW
Tel: 0151 777 3077
Email: colin.Davidson@merseyside.pnn.police.uk

Item 5H

S/2009/1112 : Netherton Moss Primary School, Swifts Lane, Netherton

Councillor Moncur has requested photographs of similar fencing for comparison.

The photographs (*which will be available to view at the meeting*) are of fencing at Davenhill Primary School, Aintree, which are 2.4 m high. The type of fencing is 'Master View Profile' high security fencing, colour coated green (RAL 6005).

The fencing at Netherton Moss would be 2 m high and would be 'Zebex' fencing.

From the neighbours perspective the fencing proposed will appear the same as that erected at Davenhill Primary. The fencing at Netherton Moss will, at 2 m, be lower.

Item 5i

S/2009/1113 : Parkhaven Trust, Liverpool Road South, Maghull

1. *Highways Development Control* – In principle no objections are raised, but the junction at Liverpool Road South/Sefton Lane has caused us concern in pedestrian safety terms for some while. It would be disproportionate to seek the full cost. However, we would seek a contribution towards a pedestrian crossing and obtain the remainder from the LTP subject to Cabinet Members approval in the future.
2. The applicant has advised that in principle there would be no objection to a contribution, but is unable to confirm an amount at present.
3. Amend recommendation to Delegate approval to the Director subject to a S106 for a financial contribution towards provision of a pedestrian crossing at the junction of Liverpool Road South and Sefton Lane.

APPENDIX

S/2009/0828 : 48 Stephenson Way, Formby

The application for a change of use to a canine hydrotherapy centre to include a dog grooming salon was deferred by Committee on 16 December 2009 for approval.

As the proposal is now to be granted consent the following conditions have been attached for the approval of Planning Committee along with the reasoned justification.

Justification

When assessed against the policies within the Development Plan and all other material

Agenda Item 13

considerations, the proposal, while not complying fully with the criteria of policy EDT5 is considered to be acceptable as it will bring into use a vacant unit and provide opportunities for local employment.

Conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The site shall be used for a Dog Grooming and Canine Hydrotherapy Centre and for no other purpose other than those within Class B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 1995), or any subsequent Order or statutory provision revoking or re-enacting that Order.
3. The development hereby granted shall be carried out strictly in accordance with the details and plans hereby approved and shall not be varied other than by prior agreement in writing by the Local Planning Authority.

Reasons:

1. To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. In order to protect the character and amenities of surrounding property and to comply with Sefton UDP Policy EDT5.
3. To ensure a satisfactory development.