

PLANNING COMMITTEE

**MEETING HELD AT THE BOOTLE TOWN HALL
ON 20 OCTOBER 2021**

PRESENT: Councillor Veidman (in the Chair)
Councillor O'Brien (Vice-Chair)

Councillors Corcoran, Dutton, Hansen, John Kelly,
Sonya Kelly, McGinnity, Riley, Roche, Spencer,
Lynne Thompson, Tweed and Waterfield

ALSO PRESENT: Councillors Blackburne and Lewis.

37. DECLARATIONS OF INTEREST

In accordance with Paragraph 9 of the Council's Code of Conduct, the following declarations of personal interest were made and the Member and officer concerned left the room during the consideration of the items:

Member	Minute No.	Nature of Interest
Mr. N. Kennard	Minute No. 43 DC/2021/02152 - 15 Harbury Avenue, Ainsdale	Applicant
Councillor Corcoran	Minute No. 45 DC/2021/00124 - Land at Town Lane Kew, Southport	Had previously discussed the application with residents in the area.

38. APOLOGIES FOR ABSENCE

No apologies for absence were received.

39. MINUTES OF THE MEETING HELD ON 25 AUGUST 2021

RESOLVED:

That the Minutes of the meeting held on 25 August 2021 be confirmed as a correct record.

40. DC/2021/00417 - LAND OFF HOLGATE, THORNTON

The Head of Planning Services submitted a report recommending that the above application for the development of 206 dwellings, including access from Park View, car parking, landscaping and public open space, following the demolition of Orchard Farm and outbuildings be granted subject to the conditions and for the reasons stated or referred to in the report. It was reported however that an issue had arisen which needed to be resolved prior to the matter being considered.

RESOLVED:

That consideration of the application be deferred.

41. DC/2021/00977 - 17 CROWN CLOSE FORMBY LIVERPOOL

The Committee considered the report of the Head of Planning Services recommending that the above application for the erection of a two-storey extension to side and rear and single storey extension to the rear with roof dormer, after demolition of rear porch be granted subject to the conditions and for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee considered written representations from Mr. D. Vaughan and Ms Julie Spence on behalf of objectors against the proposed development and a written response by the applicant, Mr. S. Matthews. The representations and response were set out in the late representations document circulated to members prior to the meeting.

RESOLVED:

That the recommendation be approved and the application be granted subject to the conditions and for the reasons stated or referred to in the report and subject to a further condition in respect of surface water drainage.

42. DC/2020/02331 - LAND OFF BANKFIELD LANE, SOUTHPORT

The Committee considered the report of the Head of Planning Services recommending that the above application for reserved matters consent, sought for appearance, landscaping, layout and scale for 156 dwellings and associated works (Pursuant to outline planning application DC/2017/00821 granted 20.10.20). be granted subject to the conditions and for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr. R. Burns on behalf of objectors against the proposed development and a response by the applicant's agent, Ms. H. Leggett.

Councillor Lewis, as Ward Councillor, made representations on behalf of objectors against the proposed development.

RESOLVED:

That consideration of this application be deferred to enable consideration of the ecology reports from MEAS or Natural England and a review of the spread of affordable houses through the development, and that drainage matters be dealt with by condition attached to the outline permission.

43. DC/2021/02152 - 15 HARBURY AVENUE, AINSDALE

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a two storey extension to the side, garage and porch extension to the front, following the demolition of existing garage be granted subject to the conditions and for the reasons stated or referred to in the report.

RESOLVED:

That the recommendation be approved and the application be granted subject to the conditions and for the reasons stated or referred to in the report.

44. DC/2021/01032 - TELEGRAPH HOUSE, MOOR LANE, CROSBY

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a part four/part five storey building for mixed use including a commercial floorspace (Class E) at ground floor and 74 No. residential apartments (Class C3) on upper floors, roof terraces at fourth floor level and associated works including access and landscaping be granted subject to the conditions and for the reasons stated or referred to in the report.

RESOLVED:

That the recommendation be not approved and the application be refused on the basis of (i) the design of the development (bulk and massing), (ii) the lack of justification for off-site affordable housing, (iii) the lack of on-site car parking facilities and (iv) the lack of amenity space contained within the development.

45. DC/2021/00124 - LAND AT TOWN LANE KEW, SOUTHPORT

The Committee considered the report of the Chief Planning Officer recommending that the above application under s.106BA of the Act to vary the requirements secured by a s.106 planning obligation attached to

planning permission S/2012/0400 be granted subject to the conditions and for the reasons stated or referred to in the report.

Prior to consideration of the item the Committee received a representation from Councillor Blackburne, as Ward Councillor and a response from the applicant Mr. R. Holbrook.

RESOLVED:

That the recommendation be approved and the application to amend the Section 106 agreement as follows be granted subject to the conditions and for the reasons stated or referred to in the report:

- (i) Schedule 2 (Sefton Highway Contribution) to be deleted in its entirety;
- (ii) Schedule 9 (Education Contribution) to be deleted in its entirety; (this Schedule was introduced pursuant to the supplemental deed dated 27 September 2018);
- (iii) The definition Affordable Housing Supply Plan is to be replaced.
- (iv) The plan at Annex 1 of the deed is to be replaced;
- (v) The definition Agreed Mix is to be deleted and replaced; and
- (vi) Clause 4.1 of the amended section 106 Agreement is to be replaced.

46. PLANNING APPEALS

The Committee considered the report of the Chief Planning Officer on the results of the undermentioned appeals and progress on appeals lodged with the Planning Inspectorate.

Appellant	Proposal/Breach of Planning Control	Decision
Mr Howie	DC/2020/02568 - 77 Scarisbrick New Road Southport PR8 6LJ. Appeal against refusal by the Council to grant planning permission for the erection of a retractable enclosure for outdoor swimming pool (retrospective) and erection of fence to boundary wall.	Dismissed 24.09.21

RESOLVED:

That the report be noted.

47. VISITING PANEL SCHEDULE

The Committee considered the report of the Head of Planning Services which advised that the undermentioned sites had been inspected by the Visiting Panel on 18 October 2021.

Application No.	Site
DC/2021/00977	17 Crown Close, Formby.
DC/2021/02152	15 Harbury Avenue, Ainsdale.
DC/2020/02331	Land Off Bankfield Lane, Southport.
DC/2021/00417	Land Off Holgate, Thornton.
DC/2021/01032	Telegraph House, Moor Lane, Crosby.

RESOLVED:

That the report on the sites inspected by the Visiting Panel be noted.