

**PLANNING COMMITTEE**

**MEETING HELD AT THE BOOTLE TOWN HALL  
ON 15 DECEMBER 2021**

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

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

ALSO PRESENT: Councillor Bennett

**57. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Hansen, Roche, Spencer and Bradshaw (Substitute Member).

**58. DECLARATIONS OF INTEREST**

In accordance with Paragraph 9 of the Council's Code of Conduct, the following declaration of personal interest was made and the Member concerned remained in the room and took part in the consideration and voting on the item:

Member	Minute No.	Nature of Interest
Councillor Dutton	Minute No. 60 - DC/2021/01762 - Land Off Raven Meols Road / Harebell Close/ The Ravens, Formby	knows a member of the applicant's family but does not believe that this would affect her decision on the matter.

**59. MINUTES OF THE MEETING HELD ON 17 NOVEMBER 2021**

RESOLVED:

That the Minutes of the meeting held on 17 November 2021 be confirmed as a correct record.

**60. DC/2021/01762 - LAND OFF RAVEN MEOLS ROAD/HAREBELL  
CLOSE/THE RAVENS, FORMBY**

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a detached dwelling and associated access from Harebell Close be granted subject to

the conditions and for the reasons stated or referred to in the report. Further conditions were set out in the late representations document and a further condition for the purposes of clarity and certainty in relation to mitigation tree planting was reported at the meeting.

Prior to consideration of the application, the Committee received a petition on behalf of objectors against the proposed development and a response by the applicant's agent.

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

**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 in Late Representations subject to condition 7 being amended to increase the woodland and habitat management period from 25 years to 30 years and subject to the following additional condition:-

"No part of the development shall be occupied until a landscaping scheme detailing the proposed tree replacement planting has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include tree planting to mitigate the loss of trees identified to be removed in the approved Arboricultural Implications Assessment. The scheme shall include details of their species, size, location and a schedule of implementation".

Reason: To ensure that trees lost as a result of development are appropriately mitigated."

**61. DC/2021/02138 - 503-509 HAWTHORNE ROAD, BOOTLE**

The Committee considered the report of the Chief Planning Officer recommending that the above application for the redevelopment of the site to provide new residential dwellings and extra care dwellings along with associated works including landscaping and provision of access from Hawthorne Road be granted subject to the conditions and for the reasons stated or referred to in the report.

Arising from the discussion Members expressed concern regarding vehicular access from the site onto Hawthorne Road and considered that there should be one point of vehicular access to the site which should be a controlled access.

**RESOLVED:**

That consideration of the application be deferred to enable the Chief Planning Officer to discuss the possible option of a single, controlled point of vehicular access to the site with the applicant and Ward Councillors.

**62. DC/2021/01602 - 8A GRANVILLE ROAD, BIRKDALE**

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of an additional storey, together with accommodation in the roofspace, together with single storey extensions to the side and rear, together with roof terraces to the first floor to the front and Juliette balconies to the rear be granted subject to the conditions and for the reasons stated or referred to in the report.

Arising from the discussion Members expressed concern that the existing trees on the site should be protected from being removed and the Chief Planning Officer reported that this could be achieved by way of an additional condition.

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 an additional condition which will protect the existing trees on the site.

**63. PLANNING APPEALS REPORT**

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 N. Davis	DC/2019/01421 - Greenloons Farm Kirklake Road Formby Liverpool L37 2DD. Appeal against refusal by the Council to grant Planning Permission for the erection of dwellinghouse following demolition of existing dwelling.	Dismissed 08/11/2021
Anwyl Construction Company Ltd	DC/2019/01043 - Park House Guest House Haigh Road Waterloo Liverpool L22 3XS. Appeal against refusal by the Council to grant outline Planning Permission with all matters reserved except for access for extra care residential apartment building and independent living residential apartment building (C3) (up to 142 units), for occupants aged over 55 years and 100% affordable, including demolition of existing building.	Dismissed 08/11/2021

RESOLVED:

That the report be noted.

**64. VISITING PANEL SCHEDULE**

The Committee considered the report of the Chief Planning Officer which advised that the undermentioned sites had been inspected by the Visiting Panel on 13 December 2021.

Application No.	Site
DC/2021/02138	503-509 Hawthorne Road, Bootle
DC/2021/01762	Land Off Raven Meols Road/Harebell Close/The Ravens, Formby
DC/2021/01602	8A Granville Road, Birkdale

RESOLVED:

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