



MEETING: PLANNING COMMITTEE

DATE: 16th February 2022

TIME: 6.30 pm

VENUE: Bootle Town Hall

Member

Councillor
Cllr. Daren Veidman (Chair)
Cllr. Brenda O'Brien (Vice-Chair)
Cllr. Jennifer Corcoran
Cllr. Denise Dutton
Cllr. James Hansen
Cllr. John Kelly
Cllr. Sonya Kelly
Cllr. Steve McGinnity
Cllr. Joe Riley
Cllr. Michael Roche
Cllr. Paula Spencer
Cllr. Anne Thompson
Cllr. Lynne Thompson
Cllr. Paul Tweed
Cllr. Carran Waterfield

Substitute

Councillor
Cllr. Natasha Carlin
Cllr. John Sayers LLB. Cert PA.
Cllr. Sean Halsall
Cllr. Terry Jones
Cllr. Susan Bradshaw
Cllr. Patrick McKinley
Cllr. Leslie Byrom C.B.E.
Cllr. Janet Grace
Cllr. Sinclair D'Albuquerque
Cllr. Gordon Friel
Cllr. Dave Robinson
Cllr. Paula Murphy
Cllr. John Dodd
Cllr. Janis Blackburne
Cllr. Linda Cluskey

COMMITTEE OFFICER: Ruth Appleby / Ian Barton
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See overleaf for COVID Guidance and the requirements in relation to Public Attendance.

If you have any special needs that may require arrangements to facilitate your attendance at this meeting, please contact the Committee Officer named above, who will endeavour to assist.

We endeavour to provide a reasonable number of full agendas, including reports at the meeting. If you wish to ensure that you have a copy to refer to at the meeting, please can you print off your own copy of the agenda pack prior to the meeting.

COVID GUIDANCE IN RELATION TO PUBLIC ATTENDANCE

In light of ongoing Covid-19 social distancing restrictions, there is limited capacity for members of the press and public to be present in the meeting room indicated on the front page of the agenda at any one time. We would ask parties remain in the meeting room solely for the duration of consideration of the Committee report(s) to which their interests relate.

We therefore request that if you wish to attend the Committee to please register in advance of the meeting via email to olaf.hansen@sefton.gov.uk by no later than **12:00 (noon) on the day of the meeting.**

Please include in your email –

- Your name;
- Your email address;
- Your Contact telephone number; and
- The details of the report in which you are interested.

In light of current social distancing requirements, access to the meeting room is limited.

We have been advised by Public Health that Members, officers and the public should carry out a lateral flow test before attending the meeting, and only attend if that test is negative. Provided you are not classed as exempt, it is requested that you wear a mask that covers both your nose and mouth.

AGENDA

1. Apologies for Absence

2. Declarations of Interest

Members are requested at a meeting where a disclosable pecuniary interest or personal interest arises, which is not already included in their Register of Members' Interests, to declare any interests that relate to an item on the agenda.

Where a Member discloses a Disclosable Pecuniary Interest, he/she must withdraw from the meeting by switching their camera and microphone off during the whole consideration of any item of business in which he/she has an interest, except where he/she is permitted to remain as a result of a grant of a dispensation.

Where a Member discloses a personal interest he/she must seek advice from the Monitoring Officer or staff member representing the Monitoring Officer by 12 Noon the day before the meeting to determine whether the Member should withdraw from the meeting room, during the whole consideration of any item of business in which he/she has an interest or whether the Member can remain in the meeting or remain in the meeting and vote on the relevant decision.

3. Minutes of the meeting held on 19 January 2022 (Pages 5 - 8)

4. Applications for Planning Permission - Approvals

A DC/2021/02819 - 50 Elm Road, Seaforth (Pages 9 - 16)

Report of the Chief Planning Officer

5. DC/2020/00590 - Unit 1, Site of Mayflower Industrial Estate Liverpool Road, Formby – Update

Members will recall considering an application on 17th March 2021 (Minute No. 116) and 14th April 2021 (Minute No. 128), which sought the removal of an affordable housing condition attached to a 2019 planning permission for the erection of an apartment block containing 32 apartments (for over 55's). In support of the application, the applicant demonstrated that there was no market demand for on site affordable housing and also that there was a viability argument (verified by the Council's retained viability consultant). In this instance, a financial contribution of £266,000 towards providing affordable housing off site locally was considered to be a viable contribution whilst ensuring that the scheme can be

delivered and outweighing any harm to the living conditions of neighbouring residents. Although members were disappointed that the affordable housing contribution could not be achieved on site or in full, the lack of interest in the affordable housing units and difficulties with appointing a new developer were recognised as presenting significant challenges and necessitated the need to re-assess the situation based on the new circumstances.

At the committee meeting on 14th April 2021 (Minute No. 128), members resolved to approve the application subject to the applicant entering into a section 106 legal agreement to secure the financial contribution towards off site affordable housing.

Following the April meeting, complaints were received alleging that the applicant was not associated with the development and that the details contained within the application form, mainly the contact details and certificate of ownership, was incorrect. Following a formal investigation, it was clear that an error was made regarding the applicant's details identified on the application form. However, it is considered that this error did not lead to any gain for the applicant or caused anyone to suffer any loss. The application form (including the certificate of ownership) has been corrected and submitted to the Council. Local residents have been given the opportunity to review the updated information and whilst correspondence has been received from two residents, they do not raise matters that were not already addressed in the previous committee reports.

Members are therefore asked to note this update to enable the Council to proceed with completing the Section 106 and issue a decision.

- 6. Planning Appeals Report** (Pages 17 - 32)
Report of the Chief Planning Officer.
- 7. Visiting Panel Schedule** (Pages 33 - 34)
Report of the Chief Planning Officer.