

PLANNING COMMITTEE

**MEETING HELD AT THE BOOTLE TOWN HALL
ON 16 FEBRUARY 2022**

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

Councillors Corcoran, Dutton, Hansen, John Kelly,
Sonya Kelly, Riley, Spencer, Lynne Thompson,
Tweed, Waterfield and Grace.

74. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors McGinnity, Roche and Anne Thompson.

75. DECLARATIONS OF INTEREST

No declarations of any disclosable pecuniary interests or personal interests were received.

76. MINUTES OF THE MEETING HELD ON 19 JANUARY 2022

RESOLVED:

That the Minutes of the meeting held on 19 January 2022 be confirmed as a correct record subject to minute No. 68 (1) (c) being amended to read:-

- (c) an additional condition relating to the revision of the layout of the end elevations (Northerly and North Westerly) of blocks C and D facing Granville Rd, to ensure windows are obscurely glazed with no clear glazed openings or views over Granville Road, and amendment to conditions to verify the final positioning of blocks C and D, with the final wording delegated to the Chief Planning Officer.

77. DC/2021/02819 - 50 ELM ROAD, SEAFORTH

The Committee considered the report of the Chief Planning Officer recommending that the above application for the change of Use from dwellinghouse (Class C3) into a House in Multiple Occupation(HMO) (Sui Generis) (7 persons) (Alternative to DC/2021/02343 refused 26 November 2021) be granted subject to the conditions and for the reasons stated or referred to in the report.

Arising from the discussion members considered that in order to protect the living conditions of neighbouring and adjacent occupiers a management plan for the premises needed to be in place prior to its occupation. It was also considered that in order to assess the impact of the development on the surrounding area it would be prudent to grant the application for a fixed period.

Members also discussed condition No. 5 contained in the report, relating to soundproofing of the premises, and felt that this needed to be improved to cover all rooms in the property.

RESOLVED:

That the recommendation be approved and the application be granted for a temporary period of 2 years subject to the conditions and for the reasons stated or referred to in the report, in Late Representations and subject to:-

- (1) an amended condition No. 5 relating to improved soundproofing between all rooms within the property (even when not adjoining communal areas), and
- (2) the following additional condition:-

The development shall not be occupied until a management plan has been submitted to and approved in writing by the local planning authority. The management plan shall detail how the property will be managed in order to minimise impacts such as noise, disturbance, anti-social behaviour and refuse storage on the wider area. The measures detailed in the approved management plan shall be adhered to in full throughout the lifetime of the development.

Reason: To safeguard the living conditions of neighbouring/adjacent occupiers and land users.

78. DC/2020/00590 - UNIT 1, SITE OF MAYFLOWER INDUSTRIAL ESTATE LIVERPOOL ROAD, FORMBY - UPDATE

Further to Minute Nos. 116 (17 March 2021) and 128 (14 April 2021) the Committee considered the report of the Chief Planning Officer that reminded members of previous consideration of the above application 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).

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

Following the April 2021 meeting, complaints had been 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, were incorrect. Following a formal investigation, it was clear that an error had been made regarding the applicant's details identified on the application form. However, it was considered that this error did not lead to any gain for the applicant or cause anyone to suffer

any loss. The application form (including the certificate of ownership) had subsequently been corrected and submitted to the Council. Local residents had been given the opportunity to review the updated information and whilst correspondence had been received from two residents, they did not raise matters that were not already addressed in the previous committee reports.

RESOLVED:

That the update be noted and the Chief Planning Officer be authorised to proceed with the completion of the Section 106 and issue a decision notice.

79. 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 and Mrs Gerrard	DC/2021/00943 - 51 Sandhurst Drive Aintree Liverpool L10 6LU - appeal against the Council's refusal to grant Certificate of Lawfulness for the proposed detached outbuilding in the rear garden.	Dismissed 21/01/2022
Miss S. Deary	EN/2021/00083 (APP/M4320/C/21/3283819) - 1 Heather Close Formby Liverpool L37 7HN – Appeal against enforcement notice regarding without planning permission and within the last four years, the erection of a brick wall with pillars in excess of 1 metre in height to the front boundary of the land.	Dismissed 6/01/2022
Hutchison UK Ltd	DC/2021/01290 (APP/M4320/W/21/3279863) - Kirkstone Road North Litherland Liverpool L21 7NT appeal against the Council's refusal to grant Prior notification application for 18.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	Dismissed 13/12/2021

RESOLVED:

That the report be noted.

80. VISITING PANEL SCHEDULE

The Committee considered the report of the Chief Planning Officer which advised that the undermentioned site had been inspected by the Visiting Panel on 14 February 2022.

Application No.	Site
DC/2021/02819	50 Elm Road, Seaforth

RESOLVED:

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