

PLANNING COMMITTEE

**MEETING HELD AT THE BOOTLE TOWN HALL
ON 13 APRIL 2022**

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

Councillors Corcoran, Dutton, Sonya Kelly,
McGinnity, Riley, Roche, Spencer, Lynne Thompson
and Tweed.

90. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors John Kelly, Anne Thompson and Waterfield and Councillors Cluskey and Murphy (Substitute Members).

91. DECLARATIONS OF INTEREST

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

92. MINUTES OF THE MEETING HELD ON 16 MARCH 2022

RESOLVED:

That the Minutes of the meeting held on 16 March 2022 be confirmed as a correct record.

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

Further to Minute No. 40 (20 October 2021) and Minute No. 51 (17 November 2021) the Committee considered the report of the Chief Planning Officer recommending that the above application for the proposed 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.

A late submission from Thornton Parish Council requesting a deferment of the application and a letter from Natural England confirming agreement with the overall conclusions of the Habitats Regulations Assessment undertaken by Merseyside Environmental Advisory Service, subject to appropriate mitigation being secured through the planning permission, were submitted at the meeting and considered by Members.

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 the completion of a S106 Legal Agreement securing the following:

- 62 affordable dwellings (including two thirds social/ affordable rented and one third discount market);
- 20% of market dwellings to qualify as 'accessible and adaptable' under Building Regulations;
- £459,380 in contributions towards primary education in the Thornton/ Crosby area;
- Supplementary feed for bird species on an adjacent field to be agreed by the Chief Planning Officer in consultation with Merseyside Environmental Advisory Service and Natural England in perpetuity (£2,500 per year for purchase of supplementary feed and labour for spreading, with the sum to rise by inflation on an annual basis;
- £118,939 sinking fund, equivalent to a further £2,500 (interest index linked), available to the landowner to secure the ongoing mitigation of the site – thus allowing the provision of additional finance in the event that the site should need additional security or to deal with any other unexpected future events and a £60,000 monitoring fee;
- £61,594 (recreational pressure fee, as determined via the Sefton Information Note core zone as 299(£) x 206 (dwellings));
- The management of public open space and sustainable drainage systems;
- Contributions towards the A565 Route Management Strategy; and
- £6,658 to monitor compliance with the Agreement.

94. DC/2021/02499 - 326 LIVERPOOL ROAD SOUTH, MAGHULL

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of Retirement Living Housing of 44 residential units (Category II type accommodation) with associated communal facilities, landscaping and car parking following the demolition of the existing building (alternative to DC/2020/00418, refused 14 April 2021, Minute No. 129 refers). 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 and in Late Representations and subject to the following:

- (a) the completion of a Section 106 Legal Agreement securing the following:

- a financial contribution towards off-site affordable housing;
 - a financial contribution towards mitigating recreational pressure on the Sefton coast; and
 - a fee to monitor compliance with the legal agreement;
- (b) the submission of bat surveys to enable the local planning authority to assess the proposals against the three tests (Habitats Regulations);
- (c) the submission of additional information to enable the local planning authority to complete a Habitats Regulations Assessment which considers impacts of recreational pressure on the Sefton coast;
- (d) the agreement of Natural England to the findings of the completed Habitats Regulations Assessment; and
- (e) the Chief Planning Officer be delegated authority to impose planning conditions and/or Section 106 requirements recommended by Merseyside Environmental Advisory Service and/or Natural England on the additional information.

95. DC/2021/01317 - 5-7 BURBO BANK ROAD SOUTH, BLUNDELLSANDS

Further to Minute No. 52 (17 November 2021), the Committee considered the report of the Chief Planning Officer giving an update on the above application for the erection of 8 dwellinghouses and associated infrastructure following demolition of the existing dwellings.

At Minute No. 52 (17 November 2021) it had been resolved to grant planning permission subject to conditions and the completion of a Section 106 legal agreement towards education provision. The legal agreement was under preparation, so the planning permission had not yet been issued. Meanwhile, the applicant had tried to satisfy proposed condition 3 of the planning permission, which involved a scheme for the translocation of dune grassland, but had not been successful.

The report therefore sought approval to delete condition 3 and replace it with a financial contribution to be incorporated into the Section 106 legal agreement.

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 previously approved at Minute No. 52, except for condition 3 which is to be deleted, and subject to the completion of a Section 106 Legal Agreement to secure commuted sum payments towards education provision and biodiversity net gain.

96. DC/2022/00011 - 2 CHIPPING AVENUE, AINSDALE

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a part two/single - storey extension to the rear/ side, a first floor extension to the side, a single-storey porch to the front, alterations to front and side roof from flat to pitched, and insertion of 2 first floor windows and roof-light to side (west) elevation of the dwellinghouse 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 the overbearing impact on nearby properties, in particular 26 and 28 Westminster Drive and 4 Chipping Avenue where they felt there would be a loss of light within the garden areas and some windows.

RESOLVED:

That the recommendation be not approved and the application be refused for the reason that the proposed extension would have an overbearing impact on the garden and rear windows of both 28 and 26 Westminster Drive and the overshadowing of the garden and loss of light to No 28 Westminster Drive and would therefore be contrary to Policy HC4 and the House Extensions SPD paragraph 4.3.

97. DC/2021/01677 - 26 ELSWORTH CLOSE, FORMBY

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a part two storey, part first floor extension to the front incorporating a porch, first floor extension to the side incorporating a Juliette balcony to the rear, a single storey extension to the rear and the raising of the ridge height of the dwelling be granted subject to the conditions and for the reasons stated or referred to in the report.

Arising from the discussion Members expressed concern at the size and massing of the proposed development, felt that there would be overlooking and loss of light to neighbouring properties and that the development affected the overall appearance of the street scene.

RESOLVED:

That the recommendation be not approved and the application be refused for the reason that the development would be overbearing with the size and scale not in keeping with the original dwelling and the surrounding area and as such would be contrary to Policy HC4 (1) b.

98. DC/2021/02862 - 12 WRIGHT STREET, SOUTHPORT

The Committee considered the report of the Chief Planning Officer recommending that the above application for the proposed conversion from office to a residential dwelling, comprising of 2 No. bedrooms, and

alterations to windows 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 and in Late Representations.

99. DC/2022/00111 - POPLAR LODGE 15B GREEN LANE, FORMBY

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a two storey side extension, a porch to the front, a first floor extension and first floor glass balustrade to the rear, alterations to the roof to form a double pitch and insertion of sunken swim spa and hot tub to the rear following the demolition of the existing garage be refused for the reasons stated or referred to in the report.

A letter from the residents of a neighbouring property to the proposed development site in support of the application was submitted at the meeting by the applicant and considered by Members.

RESOLVED:

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

100. 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 Kris Paton	DC/2021/01455 - 31 Harbord Road Waterloo Liverpool L22 8QG. Appeal against refusal by the Council to grant Planning Permission for the erection of a single storey extension to the rear of the dwellinghouse, after demolition of existing conservatory	Dismissed 18/03/2022
Mrs M Lloyd	DC/2021/01858 - 27 Fell View Southport PR9 8JX. Appeal against refusal by the Council to grant Planning Permission for the erection of a fence in the rear garden (retrospective completed 27/04/2021).	Dismissed 11/03/2022

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Chantelle Power	DC/2021/01572 - 77 Cherry Road Ainsdale Southport PR8 3SF. Appeal against refusal by the Council to grant Planning Permission for the erection of 1660mm high boundary timber fencing to the front and both sides including pillars and gates to the front of the dwellinghouse (retrospective completed 10/05/2021).	Dismissed 10/03/2022
Mrs Jane Maloney	DC/2021/01099 - 7 Claremont Avenue Maghull Liverpool L31 8AD. Appeal against refusal by the Council to grant Planning Permission for the erection of a two storey extension to the side, single storey extension to the front and first floor extension to the side and rear of the dwellinghouse.	Allowed 11/02/2022

RESOLVED:

That the report be noted.

101. 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 11 April 2022.

Application No.	Site
DC/2021/02499	326 Liverpool Road South, Maghull
DC/2021/01677	26 Elsworth Close, Formby
DC/2022/00111	Poplar Lodge 15B Green Lane, Formby
DC/2022/00011	2 Chipping Avenue, Ainsdale

RESOLVED:

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

102. MR. S FAULKNER - TEAM LEADER

The Chair informed Members that this would be the final meeting which Mr. S. Faulkner, would be attending owing to him being appointed to a post in a neighbouring Local Authority. The Chair paid tribute to the excellent service provided to the Committee by Mr. Faulkner throughout his 17 Years with Sefton Council.

RESOLVED:

That the appreciation of the services of Mr. Faulkner and the Committee's best wishes for the future be placed on record.

103. THANKS TO MEMBERS AND OFFICERS

The Chair referred to the work of the Committee during the past Municipal Year and wished to formally place on record sincere thanks and appreciation to all Members and Officers for their sterling efforts throughout another challenging Municipal Year.