

**PLANNING COMMITTEE**

**MEETING HELD AT BOOTLE TOWN HALL  
ON 19 OCTOBER 2022**

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

Councillors Dodd, Hansen, Irving, Sonya Kelly,  
McGinnity, Riley, Roche, Spencer, Lynne Thompson,  
Tweed and Waterfield

**ALSO PRESENT:** Councillors Atkinson, Murphy and Roscoe

**37. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Kelly, Richards, Grace (Substitute Member) and Robinson (Substitute Member).

**38. DECLARATIONS OF INTEREST**

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

**39. MINUTES OF THE MEETING HELD ON 21 SEPTEMBER 2022**

**RESOLVED:**

That the Minutes of the meeting held on 21 September 2022 be confirmed as a correct record.

**40. DC/2022/01269 - 102 THE SERPENTINE NORTH,  
BLUNDELLSANDS**

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 south and east elevations, part conversion of the existing garage to a habitable room and erection of a first floor extension to the north elevation of the dwellinghouse, plus roof terrace to the front 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 2 petitions on behalf of objectors against the proposed development and a response by the applicant's agent.

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

Arising from the discussion members referred to comments raised by the petitioners regarding trees T29 & T30 on the adjoining Blundellsands Hall site. The Chief Planning Officer commented that condition No. 3 in the report submitted could be amended to require the re-survey of these trees.

Members also noted that the application now submitted was considerably reduced in size from the previous application for this site which had been refused and felt that, if the current application was approved, there should be protection from further 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 and subject to the amendment to Condition No. 3 to require the re-survey of trees T29 and T30, and a further condition to remove permitted development rights for further extensions.

#### **41. DC/2021/02497 - WADACRE FARM CHAPEL LANE, MELLING**

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of 146 dwellings, to include demolition of existing buildings, construction of new vehicular access, landscaping and associated infrastructure works 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 3 petitions on behalf of objectors against the proposed development and a response by the applicant's agent.

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

Arising from the discussion members considered issues raised by the petitioners regarding the lack of amenities in the Melling area and expressed concern that when negotiating the proposed section106 agreement this should reflect local needs and in particular the financial contribution for education should be directed to Melling Primary School.

**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 completion of a Section 106 legal agreement to secure financial contributions towards

education provision and to mitigate the impact of recreational pressure on the Sefton Coast and to agree the detail of the affordable housing.

**42. DC/2022/01095 - PARK HOUSE PARK ROAD, WATERLOO**

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of 2 apartment buildings to provide 106 affordable independent living apartments with ancillary support services and communal facilities, together with associated landscaping, amenity space and car parking, following the demolition of the existing buildings be granted subject to the conditions and for the reasons stated or referred to in the report.

Arising from the discussion members referred to possible future safety issues around the existing pond on the site. The Chief Planning Officer commented that condition No. 30 in the report submitted required the applicant to submit details of various landscaping works and safety issues around the pond could be added to that 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 the signing of a Section 106 legal agreement to secure affordable housing and a financial contribution to mitigate recreation pressure on the Sefton Coast and to the amendment of Condition No. 30 to include details of safety measures around the existing pond on site.

**43. DC/2022/01057 - 51 SANDHURST DRIVE, AINTREE**

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a double garage to the rear and the conversion of the existing garage into a habitable space incorporating alterations to the front elevation of the dwellinghouse be granted subject to the conditions and for the reasons stated or referred to in the report.

Councillor Atkinson, 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.

#### 44. 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. Weatherby	DC/2021/02299 (APP/M4320/W/22/3290446) – 47 Ovington Drive Southport PR8 6JW - Appeal against refusal by the Council to grant retrospective Planning Permission for a proposed outdoor seating area.	Dismissed 27/09/2022
Mr Bolger	DC/2021/01901 (APP/M4320/W/21/3288938) – 24 Poplar Avenue Crosby Liverpool L23 2SU - Appeal against refusal by the Council to grant Planning Permission for the change of use of the existing residential annexe to a separate dwellinghouse, together with minor changes to glazing to both annexe and main house.	14/09/2022 Dismissed
123 Accommodation C.I.C.	DC/2020/00705 (APP/M4320/W/21/3281083) - Land At St Mary's Complex Waverley Street Bootle L20 4AP - Appeal against refusal by the Council to grant Hybrid Planning Permission for the three phased development of SAFE St Mary's complex building, vacant land to the South and East bounded by railway line and canal basin; full planning permission was sought for phases one and two as follows; phase one included the demolition of the existing buildings on site and the development of a three storey arts hub building comprising accommodation for SAFE, flexible office/studio/meeting spaces, day nursery and multipurpose hall space alongside the erection of canal side pods for community use (Use Class E), the remodelling and extension of the existing Lock and Quay public house to create a bed and breakfast	Dismissed 13/09/2022

facility, serviced apartments and commercial/training unit (Use Class E) relocated from existing SAFE complex and associated parking. Phase two included the development of mixed tenure housing including 41 No. 2 and 3 bedroom, two and three storey townhouses and a four-storey apartment block consisting of 66 No. 1 and 2 bedroomed self-contained apartments with associated parking and public realm works and the erection of a substation. Phase three sought outline permission in respect of means of access, layout and scale for the development of four storey 80-bed extra care facility (Use Class C2) including community hairdressing salon and cafe with appearance and landscaping reserved for future consideration.

RESOLVED:

That the report be noted.

#### **45. 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 17 October 2022.

Application No.	Site
DC/2022/01057	51 Sandhurst Drive, Aintree
DC/2021/02497	Wadacre Farm Chapel Lane, Melling
DC/2022/01269	102 The Serpentine North, Blundellsands
DC/2022/01095	Park House Park Road, Waterloo

RESOLVED:

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