

PLANNING COMMITTEE

**MEETING HELD AT BOOTLE TOWN HALL
ON 18 OCTOBER 2023**

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

Councillors Dodd, Hansen, John Kelly, Sonya Kelly,
Richards, Riley, Roche, Spencer, Tweed and
Waterfield

ALSO PRESENT: Councillors Hardman and Howard

113. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Desmond and Lynne Thompson.

114. DECLARATIONS OF INTEREST

In accordance with Paragraph 9 of the Council's Code of Conduct, the following declarations of personal interest were made and the Members remained in the room during the consideration of the item but took no part in the discussion and voting thereon:

Member	Minute No.	Nature of Interest
Councillor Hansen	Minute No. 116 DC/2023/01007 – Maghull Football Club	Had spoken to interested parties in relation to the application
Councillor J. Kelly	Minute No. 119 DC/2023/00560 – Former Gas Holdings Site, Litherland Road, Bootle	Had spoken to interested parties in relation to the application

115. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the Minutes of the meeting held on 26 July 2023 be confirmed as a correct record.

116. DC/2023/01007 – MAGHULL FOOTBALL CLUB

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of 1 covered stand (seating); 1 covered stand (standing); 2 covered dugouts; 1 entrance booth with turnstile; pitch perimeter barrier (1.1m height); ground boundary

fencing; siting of 6 x 15 metre high floodlighting columns and provision of hardstanding to a minimum width of 0.9 metres from pitch side perimeter on all four sides of the pitch 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 a petition on behalf of objectors against the proposed development and a response by the applicant's agent.

Councillor Hardman, 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 and subject to an amendment to condition 7 to ensure the specific colour of the proposed stands.

117. DC/2023/00959 – 31 MERRILOCKS ROAD, BLUNDELLSANDS

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of two storey and single storey extensions including terraces to the rear of the dwellinghouse, a shed to the rear and alterations to the dormers (part retrospective) be granted subject to the conditions and for the reasons stated or referred to in the report.

Prior to consideration of the application, Councillor Howard, as Ward Councillor, made representations on behalf of objectors against the proposed development and the Committee received a response from the applicant's agent.

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 removal of permitted development rights (to include extensions to the existing building and roof, and outbuildings), and a revision to condition 3 to say 'windows as installed' instead of 'proposed windows'.

118. DC/2023/01236 – 133 LIVERPOOL ROAD, CROSBY

The Committee considered the report of the Chief Planning Officer recommending that the above application for a change of use of the existing rear garden into additional car parking with access onto Preseland Road (alternative to DC/2023/00564 refused 26/06/2023) 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 an additional condition to require the car park not to be used independently from the doctors' practice, and to an application for 'H marking' being made by the applicant before the proposed use comes into operation.

119. DC/2023/00560 – FORMER GAS HOLDINGS SITE, LITHERLAND ROAD

The Committee considered the report of the Chief Planning Officer recommending that the above application for the dismantling of a gasholder and associated redundant infrastructure and associated infilling and restoration of the site be granted subject to the conditions and for the reasons stated or referred to in the report.

RESOLVED:

That consideration of the application be deferred and the Chief Planning Officer be requested to ask applicants to explore alternative, sustainable site access and transport options.

120. DC/2022/01610 – LAND TO EAST OF DAMFIELD LANE, MAGHULL

The Committee considered the report of the Chief Planning Officer recommending that the above application for the variation of condition 24 pursuant to planning permission S/2012/0550 (approved 7/11/2013) to allow for amendments to approved scheme be granted subject to the conditions and for the reasons stated or referred to in the report.

RESOLVED:

That, subject to the Chief Planning Officer being given delegated authority to enable the notification period for adjacent residents to be completed and the completion of a revised and updated Section 106 Agreement, the recommendation be approved and the application be granted subject to the conditions and for the reasons stated or referred to in the report.

121. DC/2022/01454 – LAND ADJACENT TO TOWN LANE AND BIRKDALE COP

The Committee considered the report of the Chief Planning Officer recommending that the above application for the variation of condition 45 pursuant to planning permission S/2012/0400 (approved 06/04/2014) to allow changes to the details and plans be granted subject to the conditions and for the reasons stated or referred to in the report.

RESOLVED:

That, subject to the signing of a variation to the legal agreement, and to the variation of condition 45 of S/2012/0400 (approved 6/4/2014) to allow for amendments to the approved scheme, the recommendation be approved and the application be granted subject to the conditions and for the reasons stated or referred to in the report.

122. 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
Mrs. D. Robinson	EN/2022/00565 (APP/M4320/C/23/3314378) - 9 Park Avenue Lydiate Liverpool L31 0BT - appeal against refusal by the Council to grant Planning Permission for, without planning permission and within the last four years, the erection of a dormer extension to the rear, replacement of existing front dormer flat roof to a dual pitch roof and removal of hipped roof to provide a gable with a dual pitch roof.	Dismissed 11.09.23
Mr. Z. Murphy	EN/2023/00013 (APP/M4320/C/23/3315775) - 36 Bailey Drive Bootle L20 6HA - appeal against refusal by the Council to grant Planning Permission for, without planning permission and within the last four years, the erection of a single storey extension to the front, a single storey extension to the rear, two storey extension to the side and the installation of a hip to gable conversion following demolition of the existing rear single storey extension and removal of existing chimney stack.	Dismissed 11.09.23
Mr. Z. Murphy	DC/2022/01670 (APP/M4320/W/23/3314388) - 36 Bailey Drive Bootle L20 6HA - appeal against refusal by the Council to grant Planning Permission for the erection of a single storey extension to the front, two storey extension to the side and a	Dismissed 11.09.23

PLANNING COMMITTEE- WEDNESDAY 18TH OCTOBER, 2023

	single storey extension to the rear, following demolition of the existing rear single storey extension and removal of existing chimney stack (resubmission of DC/2021/02397)	
Mr. B. Davenport	EN/2022/00447 (APP/M4320/C/22/3312110) - 2 Stanley Park Litherland Liverpool L21 9JT - appeal against refusal by the Council to grant Planning Permission for, without planning permission and within the last ten years, the change of use of the property from residential to a mixed use of residential and gym - commercial personal training facility.	Dismissed 11.09.23
Mr. B. Davenport	DC/2022/01085 (APP/M4320/W/22/3306975) - 2 Stanley Park Litherland Liverpool L21 9JT - appeal against refusal by the Council to grant Planning Permission for the change of use of the property from residential to a mixed use of residential and gym - commercial personal training facility.	Dismissed 11.09.23
Mr. Edwards of EW Developments Ltd	DC/2022/01971 (APP/M4320/W/23/3319327) - 18-20 Hawthorne Road Bootle L20 2DN - appeal against refusal by the Council to grant Planning Permission for the change of use of the ground floor only from retail (E) to self-contained flats (C3) including external alterations to the front, side and rear of the property.	Dismissed 26.09.23
Ms. M. Allen	DC/2023/00285 (APP/M4320/D/23/3324853) - 6 Thirlmere Road Hightown Liverpool L38 3RQ - appeal against refusal by the Council to grant Planning Permission for the erection of a two-storey extension to the side with a rear first floor balcony and alterations to the rear of the dwellinghouse following demolition of existing detached garage.	Dismissed 21.09.23

PLANNING COMMITTEE- WEDNESDAY 18TH OCTOBER, 2023

Mr. P. Rooney	DC/2023/00147 (APP/M4320/D/23/3323991) - 1 Oulton Close Lydiate Liverpool L31 4JX - appeal against refusal by the Council to grant Planning Permission for the erection of a single storey extension to the rear of the dwellinghouse.	Allowed 10.08.23
Mr. A. Bone	EN/2022/00416 (APP/M4320/C/22/3313776) - Abbey View Southport Road Lydiate Liverpool L31 4HH - appeal against refusal by the Council to grant Planning Permission for the erection of a polytunnel / detached outbuilding within the curtilage of the property without planning permission.	Dismissed Enforcement Notice Upheld 28.07.23
Mr. M. Zakurzewski	DC/2021/02960 (APP/M4320/W/22/3302854) - 38 Waller Street Bootle L20 4PU - appeal against refusal by the Council to grant Planning Permission for the change of use from a dwellinghouse (C3) to a short-term holiday let (Sui Generis) (Retrospective).	Allowed 27.07.23
Mr. M. Zakurzewski	EN/2022/00159 (APP/M4320/C/22/3302856) - 38 Waller Street Bootle L20 4PU - appeal against refusal by the Council to grant Planning Permission for, without planning permission and within the last 10 years, change of use from a dwellinghouse (C3) to a short term holiday let (Sui Generis).	Allowed, Enforcement Notice Quashed 27.07.23
Mr. K. Ben-Allal	EN/2022/00165 (APP/M4320/C/22/3303565) - 64 Thornfield Road Thornton Liverpool L23 9XZ - appeal against refusal by the Council to grant Planning Permission for, without planning permission and within the last four years, alterations from a hipped to gable end roof to incorporate a rear dormer extension and erection of a single storey extension to the side and rear of the dwellinghouse.	Dismissed Enforcement Notice Upheld 27.07.23

PLANNING COMMITTEE- WEDNESDAY 18TH OCTOBER, 2023

Mrs. S. McLoughlin	DC/2021/02928 (APP/TPO/M4320/9232) - 18 Tailors Lane Maghull L31 3HD - appeal against refusal by the Council to grant permission for the Tree Preservation Order application to fell 2 No. Horse Chestnut Trees (lies within TPO210).	Dismissed 26.07.23
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Members noted that there was an 85% success rate on recent appeals and congratulated the team on their excellent performance.

RESOLVED:

That the report be noted.

123. 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 16 October 2023.

Application No.	Site
DC/2023/00560	Former Gasworks, Litherland Road, Bootle
DC/2023/01236	133 Liverpool Road, Crosby, Liverpool
DC/2023/00959	31 Merrilocks Road, Blundellsands, Liverpool
DC/2022/01454	Land Adjacent to Town Lane and Birkdale Cop, Southport
DC/2022/01610	Land to the East of Damfield Lane, Maghull
DC/2023/01007	Maghull Football, Club Tommy Gent Way, Maghull

RESOLVED:

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