

PLANNING COMMITTEE

**MEETING HELD AT BOOTLE TOWN HALL
ON 10 APRIL 2024**

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

Councillors Desmond, Dodd, Hansen, John Kelly,
Sonya Kelly, McGinnity, Richards, Riley, Roche,
Lynne Thompson, Waterfield and Harrison Kelly

ALSO PRESENT: Councillors Carragher and Hart

151. COUNCILLOR PAULA SPENCER

The Chair referred to the sad passing of Councillor Paula Spencer on Wednesday 27 March 2024. The Committee stood in silence for a few moments as a mark of respect.

152. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Tweed.

153. DECLARATIONS OF INTEREST

In accordance with Paragraph 9 of the Council's Code of Conduct, the following declaration of personal interest was made and the Member concerned remained in the room, but took no part in the consideration or voting on the item:

Member	Minute No.	Nature of Interest
Councillor Dodd	Minute No. 155 DC/2021/00924 - Land off Bankfield Lane, Churchtown, Southport	Pre-determination

154. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the Minutes of the meeting held on 13 March 2024 be confirmed as a correct record.

155. DC/2021/00924 - LAND OFF BANKFIELD LANE, CHURCHTOWN SOUTHPORT

Further to Minute 15 of 29 June 2022, the Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of 9 houses, together with a new vehicular access and associated works (part alternative to application reference DC/2017/00821) be granted subject to the conditions and for the reasons stated or referred to in the report.

The Chief Planning Officer reported that, in accordance with the previous decision of the Committee, the applicant had carried out a further traffic survey on Bankfield Lane in an attempt to address the highway issues raised at the previous Planning Committee meeting. This had been reviewed by the Council's Highways Manager who had raised no objections and was satisfied that the proposal would not give rise to highway safety concerns.

Prior to consideration of the application the Committee heard a written representation from Councillor Lloyd-Johnson as Ward Councillor against the proposed development.

RESOLVED:

That the recommendation be not approved and the application be refused for the reason that the proposed development does not comply with the site-specific requirements set out in Policy MN2 (site reference MN2.2) of the Local Plan which stipulates that there should only be one point of access.

156. DC/2024/00147 - 18 WILLS AVENUE, MAGHULL

The Committee considered the report of the Chief Planning Officer recommending that the above application for the change of use from a dwellinghouse (C3) to a children's home (C2) for up to 3 children 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.

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

RESOLVED:

That the recommendation be approved, subject to the signing of a Unilateral Undertaking that the applicant will in the first instance offer accommodation to children who are from, or with family, or have a long term connection to Sefton Borough, in consultation with Executive Director of Children's Social Care and Education, (with the applicant being required

to provide proof they have liaised with Sefton to place children and to give a reasonable time for Sefton to confirm) the application be granted subject to the conditions and for the reasons stated or referred to in the report, and subject to an additional condition requiring refuse bins to be stored at the rear of the premises and only brought forward for collection.

157. DC/2024/00170 - 55 KENDAL DRIVE, MAGHULL

The Committee considered the report of the Chief Planning Officer recommending that the above application for the change of use from a dwellinghouse (C3) to a children's home (C2) for up to 3 children and associated 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 a petition on behalf of objectors against the proposed development and a response by the applicant's agent.

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

RESOLVED:

That the recommendation be approved, subject to the signing of a Unilateral Undertaking that the applicant will in the first instance offer accommodation to children who are from, or with family, or have a long term connection to Sefton Borough, in consultation with Executive Director of Children's Social Care and Education, (with the applicant being required to provide proof they have liaised with Sefton to place children and to give a reasonable time for Sefton to confirm) 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 requiring refuse bins to be stored at the rear of the premises and only brought forward for collection.

158. DC/2024/00004 - 9 CHESTERFIELD ROAD, CROSBY

The Committee considered the report of the Chief Planning Officer recommending that the above application for the change of use from a three-storey building comprising flats to a House in Multiple Occupation (HMO) (19 units - 19 persons) (Sui Generis), a single storey extension to the rear, alterations to elevations and roof including conversion of existing lean to roof to hip roof to match existing roof 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.

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

RESOLVED:

That the recommendation be not approved and the application be refused for the reason that the proposed development represents over development and an intensification of use that would be out of keeping with the predominantly residential character of the area.

159. DC/2023/01911 - SITE OF FORMER BOOTLE HIGH SCHOOL BROWNS LANE, NETHERTON

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of 53 dwellings, construction of vehicular access, open space, landscaping, and associated infrastructure works 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 completion of a Section 106 legal agreement to secure financial contributions to mitigate the impact of recreational pressure on the Sefton Coast, agree details of affordable housing, a travel plan and employment and skills plan.

160. DC/2024/00229 - 1 HARRIS DRIVE, BOOTLE

Further to Minute No. 148 of 13 March 2024, the Committee considered the report of the Chief Planning Officer recommending that the above application for a Change of use from Class E to a drinking establishment (Sui Generis) with the provision of outdoor seating and live music be granted subject to the conditions and for the reasons stated or referred to in the report.

The Chief Planning Officer reported that, in accordance with the decision of the previous meeting, discussions had taken place with the applicant in an attempt to make the outside seating area a safer space for both customers using the outdoor space and pedestrians using the shopping parade. The applicant had submitted amended plans to show a revised layout of the seating area to be set away from the main entrance which would prevent pedestrians being forced to walk around the seating area closer to the junction and would allow them to freely move between the outside seating space and the main entrance. It was considered that this arrangement would help to improve the safety of pedestrians using the shopping parade.

Members discussed the proposed revisions to the outside seating area but continued to express concern in respect of highway safety issues in the area. Members discussed the possibility of the application operating without the outside seating area.

RESOLVED:

That consideration of the application be delegated to the Chief Planning Officer to enable the applicant to submit revised plans with the removal of the proposed outside seating area.

161. 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 A. Ramsey	EN/2023/00275 (APP/M4320/C/23/3327621) – 5 Hillcrest Road Crosby Liverpool L23 9XS - appeal against enforcement notice regarding, without planning permission, the erection of a single storey extension to the rear of the dwellinghouse.	18/03/24 Quashed
	DC/2023/00700 (APP/M4320/W/23/3332483) – 12A Carlisle Road Birkdale Southport PR8 4DJ - appeal against refusal by the Council to grant Planning Permission for the change of use from dwellinghouse to children's home, to provide care for up to 3 No. children, with the erection of a single storey and dormer extension to the rear	12/03/24 Withdrawn
Mr V. Luke	EN/2022/00597 (APP/M4320/C/23/3315793) – 79 Scarisbrick New Road Southport PR8 6LJ - appeal against enforcement notice regarding the unauthorised change of use of a residential dwellinghouse and outbuilding to commercial offices and for the storage and distribution of goods associated with the business operating from the property.	12/03/24 Allowed
Mr M. Agrimi	EN/2023/00135 (APP/M4320/C/23/3326344) – 38 Blundell Road Hightown Liverpool L38 9EQ - appeal against enforcement notice regarding, without planning permission, the installation of seven (7) no. air conditioning units to the side of the dwellinghouse	12/03/24 Dismissed

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Mr. S. Levene	DC/2022/01349 (APP/M4320/W/23/3326362) - Land to the rear of 10 Queens Road Southport PR9 9HN - appeal against refusal by the Council to grant Planning Permission for the erection of 3 No. dwellings with the construction of a new vehicular access fronting onto Hawkshead Street with associated parking and upgrading of 2 coach houses	04/03/24 Dismissed
Mr P Finnegan	DC/2023/01326 (APP/M4320/X/23/3332059) - 102 The Serpentine North Blundellsands L23 6TJ - appeal against refusal by the Council to grant a certificate of lawfulness for the proposed erection of a single storey garden room to the rear of the dwellinghouse.	04/03/24 Dismissed

RESOLVED:

That the report be noted.

162. 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 8 April 2024.

Application No.	Site
DC/2023/01911	Site of Former Bootle High School, Browns Lane, Netherton.
DC/2024/00004	9 Chesterfield Road, Crosby.
DC/2024/00147	18 Wills Avenue, Maghull.
DC/2024/00170	55 Kendal Drive, Maghull.
DC/2021/00924	Land off Bankfield Lane, Churchtown, Southport.

RESOLVED:

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