

**PLANNING COMMITTEE**

**MEETING HELD AT BOOTLE TOWN HALL  
ON 24 JULY 2024**

**PRESENT:** Councillor Hansen (in the Chair)  
  
Councillors Brough, Desmond, Dodd, Johnson,  
John Kelly, Sonya Kelly, Richards, Roche,  
Thompson, Tweed, Williams, Grace and Cavanagh.

**ALSO PRESENT:** Councillors Hart, McNabb Parker, Robinson and  
Veidman.

**18. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors McGinnity, O'Brien,  
Page and McKee (Substitute Member).

**19. DECLARATIONS OF INTEREST**

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

Member	Minute No.	Nature of Interest
Councillor S. Kelly	Minute No. 21, DC/2024/00479 - 31 Clovelly Drive, Birkdale	Pre-determination

**20. MINUTES OF THE PREVIOUS MEETING**

**RESOLVED:**

That the Minutes of the meeting held on 26 June 2024 be confirmed as a  
correct record.

**21. DC/2024/00479 - 31 CLOVELLY DRIVE, BIRKDALE**

The Committee considered the report of the Chief Planning Officer  
recommending that the above application for the change of use of the  
existing garage to a short-term holiday let (Retrospective) be granted  
subject to the conditions and for the reasons stated or referred to in the  
report.

A petition on behalf of objectors against the proposed development had  
been submitted in respect of this application but both the petitioner and the

applicant decided not to address the Committee. Written statements from both the petitioner and the applicant were included in Late Representations.

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.

**22. DC/2024/00421 - 5 SCHOOL ROAD, HIGHTOWN**

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a first floor extension to the side, single storey to the rear, a single storey garden store in the rear garden and installation of a new shop front be granted subject to the conditions and for the reasons stated or referred to in the report.

Councillor McNabb, as Ward Councillor, made representations on behalf of objectors against the proposed development and a response was given by the applicant's agent.

Arising from the discussion members referred to the proposed design for the frontage of the property and expressed the view that it would be more appropriate if it was more in keeping with the existing design and that of the adjacent property.

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 a further condition requiring the design of the proposed shop front to be in keeping with the design of the adjacent property.

**23. DC/2023/00065 - LAND BOUNDED BY POVERTY LANE TO THE SOUTH, A RAILWAY LINE TO THE WEST, WHINNY BROOK TO THE NORTH AND THE M58 MOTORWAY TO THE EAST, MAGHULL**

The Committee considered the report of the Chief Planning Officer recommending that the above application for the variation of condition 2 pursuant to planning permission DC/2017/01532 allowed on appeal ref APP/M4320/W/20/3257252 date: 22/02/2021 - to be changed to: No more than 498 dwellings shall be occupied until the distributor road between Poverty Lane and School Lane, as shown on drawing A083347 91-18-C001-rev-E (or a subsequently approved version thereof), is constructed and available for use by the public 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, a response by the applicant's agent, and a statement from the developer of adjoining land to the North of the development site over which site the proposed distributor road would also cross.

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; subject to condition 9 being deleted following evidence provided by the applicant and advice from the Merseyside Environmental Advisory Service that the condition has been complied with; subject to an additional condition to ensure significant progress on the delivery of the distributor road whilst development on the additional 248 homes is progressing in agreement with the LPA; and the conditions to be renumbered accordingly.

**24. DC/2023/02111 - LAND TO THE NORTH EAST OF POVERTY LANE NORTH WEST OF HARRIER CLOSE POVERTY LANE, MAGHULL**

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a residential care home (C2) with associated parking, infrastructure and landscaping 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.

**25. DC/2024/00306 - FORMER GASWORKS LITHERLAND ROAD, BOOTLE**

Further to Minute 119 of the meeting held on 18 October 2023 and Minute 130 of the meeting held on 15 November 2023, the Committee considered the report of the Chief Planning Officer recommending that the above application for the approval of details reserved by Conditions 11, 12 and 13 attached to planning permission DC/2023/00560 approved on 7/12/2023 be granted subject to the conditions and for the reasons stated or referred to in the report.

Arising from the discussion a member referred to paragraph 2.5 of the report and enquired if the times of operation of the proposed temporary waiting restrictions could be brought in line with the restricted hours for HGV movements set out at paragraph 2.2 a member requested that the Construction Traffic Management Plan (CTMP) be amended to ensure that

there was no queuing/parking on the Litherland Road or Linacre Lane. It was reported that both these aspects would be investigated with the Highways Manager and the CTMP revised to reflect these changes.

**RESOLVED:**

That following further clarification with the Highways Manager and if appropriate the CTMP being amended, 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 a review of the proposed temporary waiting restriction hours for HGV movements and to an additional requirement to ensure HGV vehicles accessing the site do not park/queue along Litherland Road.

**26. 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 S Proffitt	DC/2023/01653 (APP/M4320/D/24/3337988) - 3 Lunt Road Sefton L29 7WB appeal against refusal by the Council to grant Planning Permission for the erection of a dormer extension with a balcony to the rear of the dwellinghouse (Retrospective) (Alternative to DC/2023/00346 refused 07.07.2023)	Dismissed 04/07/2024
Mr K Stanton (Kayess Holdings Ltd)	DC/2023/01952 (APP/M4320/Z/24/3337983) - Moor House The Northern Road Crosby L23 2RA - appeal against refusal by the Council to grant Advertisement consent for the display of three non-illuminated signs. (Alternative to DC/2023/00799 refused 19 July 2023)	Dismissed 28/06/2024
Mr T. Armstrong	DC/2023/01855 (APP/M4320/D/24/3340729) - 191 Moorhey Road Maghull L31 5LG - appeal against refusal by the Council to grant Planning Permission for the erection of a new fence from a height of 1270mm to 1740mm along the side and the front of the dwellinghouse (Retrospective)	Dismissed 25/06/2024

Mr G. Cringle	DC/2022/01968 (APP/M4320/X/23/3328561) - Land At Powderworks Lane Melling Liverpool L31 1AU - appeal against refusal by the Council to grant Planning Permission for a Certificate of Lawfulness for the continuation of use of Land at Powderworks Lane as an industrial site, used for storage of materials, with small existing workshop buildings.	Allowed 18/06/2024
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RESOLVED:

That the report be noted.

## 27. 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 22 July 2024.

Application No.	Site
DC/2024/00306	Former Gasworks Litherland Road, Bootle L20 3JE
DC/2024/00421	5 School Road, Hightown L38 0BN
DC/2024/00479	31 Clovelly Drive, Birkdale PR8 3AJ
DC/2023/00065	Land Bounded by Poverty Lane to the South, a Railway Line to the West. Whinny Brook to the North and the M58 Motorway to the East, Maghull
DC/2023/02111	Land to the North East of Poverty Lane North West of Harrier Close Poverty Lane, Maghull

RESOLVED:

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