

PLANNING COMMITTEE

**MEETING HELD AT BOOTLE TOWN HALL
ON 18 SEPTEMBER 2024**

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

Councillors Brough, Desmond, Johnson, John Kelly,
Sonya Kelly, McGinnity, Christopher Page, Richards,
Roche, Thompson, Williams, Sammon and Thomas

ALSO PRESENT: Councillor Veidman

28. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Dodd and Tweed.

29. 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 left the room during the consideration of the item:

Member	Minute No.	Nature of Interest
Councillor Richards	Minute No. 35 - Land to the rear of 19 College Avenue, Formby.	Pre-determination – Member of Formby Parish Council who have objected to the application.

30. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the Minutes of the meeting held on 24 July 2024 be confirmed as a correct record.

**31. DC/2021/00015 - LAND TO THE SOUTH OF DEYES LANE,
MAGHULL**

Further to Minute No. 84 of 15 March 2023, the Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of 74 homes including new vehicular access off

Deyes Lane, car parking, landscaping and associated site works following demolition of existing buildings be granted subject to the conditions and for the reasons stated or referred to in the report.

In respect of item 6 (Ecology) as set out in the report the applicant had submitted an updated Biodiversity Metric Report to address the net loss of biodiversity referenced in paragraph 6.4 on page 20 of the agenda. It was reported in late representations that no further update had been received from the Environment Agency and it was therefore requested that the resolution of this matter be delegated to the Chief Planning Officer.

Arising from the discussion, reference was made to paragraph 9.8 of the report submitted indicating that accessible and adaptable dwellings would be included in the housing mix and whether any of these properties would also be part of the number of affordable houses to be provided.

RESOLVED:

That:

- (1) In respect of item 6 (Ecology) consideration and determination of any concerns expressed by the Environment Agency be delegated to the Chief Planning Officer.
- (2) Subject to (1) above, 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 Section 106 legal agreement and subject to a further condition to ensure that the proportion of accessible and adaptable dwellings which are affordable is the same as for the rest of the development.

32. DC/2023/01962 - LAND BOUNDED BY SCHOOL LANE TO THE NORTH, A RAILWAY LINE TO THE WEST AND WHINNY BROOK TO THE SOUTH, MAGHULL

The Committee considered the report of the Chief Planning Officer recommending that the above application for approval of reserved matters relating to Parcels R1 and R2 of the submitted Development Strategy Document (pursuant to hybrid planning permission DC/2017/01528 approved 12/10/2021) for the appearance, landscaping, layout and scale of 249 dwellings including details to address conditions 4, 39 and 44 and part of condition 40 on permission DC/2017/01528 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 statement by the applicant's agent and an update on progress of the spine road for the site.

Arising from the discussion, reference was made to paragraph 4.1 of the report submitted indicating that accessible and adaptable dwellings would

be included in the housing mix and whether any of these properties would also be part of the number of affordable houses to be provided. It was reported that this aspect had already been approved as part of the Hybrid Planning Permission DC/2017/01528.

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.

33. DC/2024/01248 - 1 HARRIS DRIVE, BOOTLE

Further to Minute No. 160 of 10 April 2024, the Committee considered the report of the Chief Planning Officer recommending that the above application for the layout of an outside seating area with vehicle bollards and barrier system 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 impact of the use of the outside seating area on neighbouring residents.

RESOLVED:

That the recommendation be not approved and the application be refused for the reason the proposed seating area in connection with the drinking establishment would have a detrimental impact on the living conditions of the nearby residential properties by reason of general disturbance, late night activity and additional pedestrian and vehicular activity attracted to the site and would therefore be contrary to policy HC3 and EQ10 within the Sefton Local Plan and the provisions of the National Planning Policy Framework.

**34. DC/2024/00751 - THE SALESIAN ACADEMY OF ST JOHN
BOSCO NETHERTON WAY, BOOTLE**

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a new two storey secondary school building alongside supporting sports facilities, car parking, landscaping and site infrastructure, following the demolition of existing school buildings be granted subject to the conditions and for the reasons stated or referred to in the report.

Arising from the discussion members discussed the accessibility of the scheme particularly in view of the proposed community uses.

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 a Section 106 legal agreement to secure Biodiversity Net Gain and its ongoing monitoring, plus a Travel Plan and subject to an informative advising of the Committee's wish to ensure community use would cater for those with accessible needs.

35. DC/2023/02182 - LAND TO THE REAR OF 19 COLLEGE AVENUE, FORMBY

Further to Minute No. 97 of 7 June 2023, the Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a three storey dwellinghouse with detached single storey garage 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.

36. 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. J. Cowens	DC/2023/01683 (APP/M4320/W/23/3335572) - 8 Glenpark Drive Southport PR9 9FA - appeal against refusal by the Council to grant Planning Permission for the change of use from dwellinghouse (C3) to a 2 person residential supported living dwellinghouse (C2)	Allowed 30/07/2024
Kel Holding Ltd.	DC/2023/01679 (APP/M4320/W/24/3338768) - Land To The Rear Of 1-3 Aughton Road Birkdale Southport PR8 2AF - appeal against refusal by the Council to grant approval of details reserved by conditions 5, 6, 7 and 8 attached to planning permission DC/2019/01901 approved on 21.05.2020	Allowed 19/07/2024

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Mr S. Coulton	DC/2023/01611 (APP/M4320/W/24/3338031) - 26 Stanley Park Litherland L21 9JT - appeal against refusal by the Council to grant Planning Permission for the erection of a dwelling with additional parking, following the demolition of existing garage and wall, within the curtilage of 26 Stanley Park	Dismissed 17/07/2024
Mr D. Vidheon	DC/2023/02023 (APP/M4320/D/24/3341511) - 8 Hastings Road Birkdale PR8 2LS - appeal against refusal by the Council to grant Planning Permission for the extension to the first floor balcony at the rear of the dwelling including extension of 1.1m safety balustrade to the rear elevation and installation of 1.7m balustrade/obscure glazed screen to the north side of the proposed balcony area (part retrospective)	Dismissed 17/07/2024
	EN/2023/00628 (APP/M4320/C/23/3335692) - 66 Elm Road Seaforth L21 1BL - appeal against refusal by the Council to grant Planning Permission for without planning permission, the material change of use of the land from use for a house in multiple occupation (HMO) to a Children's residential home	Dismissed 16/07/2024
Mr. R. Pearse	DC/2022/02146 (APP/M4320/W/23/3331280) - National Trust Car Park Victoria Road Formby - appeal against refusal by the Council to grant Planning Permission for the relocation of the existing car park and restoration of frontal dune habitat	Allowed 08/07/2024

RESOLVED:

That the report be noted.

37. 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 September 2024.

Application No.	Site
DC/2024/00751	The Salesian Academy of St John Bosco Netherton Way, Bootle
DC/2023/02182	Land to the Rear of 19 College Avenue, Formby
DC/2023/01962	Land Bounded by School Lane to the North, a Railway Line to the West And Whinny Brook to the South, Maghull
DC/2021/00015	Land to the South of Deyes Lane, Maghull
DC/2024/01248	1 Harris Drive, Bootle

RESOLVED:

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