

PLANNING COMMITTEE

**MEETING HELD AT THE BOOTLE TOWN HALL
ON 5 FEBRUARY 2025**

PRESENT: Councillor Hansen (in the Chair)

Councillors Brough, Cavanagh, Desmond, Dodd,
Johnson, John Kelly, Sonya Kelly, McGinnity,
McKee, Richards, Roche, Thompson and Williams

ALSO PRESENT: Councillor Veidman

68. APOLOGIES FOR ABSENCE

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

69. DECLARATIONS OF INTEREST

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

70. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the Minutes of the meeting held on 15 January 2025 be confirmed as a correct record.

**71. DC/2024/01694 - LAND EAST OF DAMFIELD
LANE/BOURNEHURST DRIVE, MAGHULL**

The Committee considered the report of the Chief Planning Officer recommending that the above application for a proposed extra care development comprising 129 no. apartments including solar panels to the roof, with internal and external amenity spaces and associated parking, access and landscaping, 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 condition No. 26 which limited the development to occupants aged 55 or over and enquired if there could be a lower age limit to accommodate younger occupants with specific needs.

It was reported that the condition was at the request of the developer, and from a highways point of view the proposed car parking provision was based on car parking standards which related specifically to an extra care unit for the elderly and did not provide enough parking spaces for a general C3 use class.

Members requested that consideration be given to an alternative wording which would allow for an exception to the age limit based on specific need.

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 Natural England raising no objection, and the Chief Planning Officer being given delegated authority to enable the completion of a revised and updated Section 106 Agreement and planning conditions and to review the age limit set out in the condition No. 26 with the Highways Manager

72. 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. M. Healey	DC/2024/00577 (APP/M4320/D/24/3347563) – 66 Eshe Road North Crosby L23 8UF appeal against refusal by the Council to grant Planning Permission for the erection of part two storey/part single storey extensions to the side/rear, first floor extensions and balcony with glass balustrade, and dormer extension to the rear of the dwellinghouse and French doors to the side of the existing two storey rear extension following demolition of the existing detached garage to the side	Dismissed 18.12.24
Carolyne Harold Jones Ltd.	DC/2024/00288 (APP/M4320/W/24/3346410) - 101 South Road Waterloo L22 0LT appeal against refusal by the Council to grant Planning Permission for the retention of ground floor class E use at front of premises; change of use of the rear part of the ground floor and all of the 1st and 2nd floors to form a 7 bedroom (7 person) House of Multiple Occupancy (Sui Generis); removal of flat roof above rear yard to create amenity space; bin refuse and cycle storage and associated external alterations	Allowed 11.12.24

RESOLVED:

That the report be noted.

73. VISITING PANEL

The Committee considered the report of the Chief Planning Officer which advised that the undermentioned sites had been inspected by the Visiting Panel on 3 February 2025.

Application No.	Site
DC/2024/01694	Land East Of Damfield Lane/Bournehurst Drive Maghull

RESOLVED:

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