

**PLANNING COMMITTEE**

**MEETING HELD AT THE TOWN HALL, SOUTHPORT  
ON 11 NOVEMBER 2009**

PRESENT: Councillor Moncur (in the Chair)  
Councillor Veidman (Vice-Chair)

Councillors Barber, Byrne, Colbert, Connell,  
M Fearn, Glover, Gustafson, Preston, Roberts,  
Storey and Sumner

ALSO PRESENT: Councillors Ibbs and Cuthbertson

**94. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mahon, Tweed and Brennan.

**95. DECLARATIONS OF INTEREST**

No declarations of interest were received.

**96. MINUTES**

RESOLVED:

That the Minutes of the meeting held on 14 October 2009, be confirmed as a correct record.

**97. APPLICATION NO.S/2009/0752 - 18-20 HAWTHORNE ROAD,  
BOOTLE**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the conversion of former Gymnasium to 6 flats and alterations to the front elevation be refused for the reasons stated or referred to in the report.

RESOLVED:

That the recommendation be approved and the application be refused for the reasons stated or referred to in the report.

**98. APPLICATION NO.S/2009/0706 - 25 WICKS CRESCENT, FORMBY**

The Planning and Economic Regeneration Director advised that this application had been withdrawn by the applicant.

**99. APPLICATIONS FOR PLANNING PERMISSION - APPROVALS**

RESOLVED:

That the following applications be approved, subject to:-

- (i) the conditions (if any) and for the reasons stated or referred to in the Planning and Economic Regeneration Director's report and/or Late Representations 1 and 2; and
- (ii) the applicants entering into any legal agreements indicated in the report or Late Representations:

Application No.	Site
S/2009/0666	Captains Green, Bootle
S/2009/0740	Kiln Farm Hall Lane, Ince Blundell
S/2009/0773	Altmouth Pumping Station, Altcar Rifle Range, Hightown
S/2009/0807	75 A-E Seaforth Road, Seaforth

**100. APPLICATION NO.S/2009/0828 - 48 STEPHENSON WAY, FORMBY**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for a change of use to a canine hydrotherapy centre to include a dog grooming salon be refused for the reasons stated or referred to in the report.

Councillor Ibbs, as Ward Councillor, made representations in support of the application.

RESOLVED:

That consideration of this item be deferred to allow Members to undertake a site visit.

**101. BIOMASS**

The Committee considered the report of the Environmental Protection Director that advised of the air quality issues arising from the increasing

use of biomass boilers in Sefton and made recommendations for a policy approach to minimise their impact.

The report explained that there was a requirement for 10% of the energy of large developments (> 1000 m<sup>3</sup>) to be generated by on site renewables. This requirement was leading to a significant increase in the number of biomass boilers within the Borough. Biomass combustion could have an adverse effect on local air quality and it was therefore necessary for the Council to develop a policy to reconcile the need to reduce greenhouse gas emissions with the need to protect local air quality.

A copy of the draft guidance was attached as an annexe to the report.

RESOLVED:

That the draft guidance, as detailed within the report and annexe 2, be approved.

## **102. ANNUAL MONITORING REPORT 2009**

The Committee considered the report the Planning and Economic Regeneration Director on the progress of the Local Development Framework by monitoring a range of indicators.

RESOLVED: That

- (1) the Annual Monitoring Report 2009 be noted;
- (2) the Cabinet be recommended to approve the document for submission to the Government Office North West; and
- (3) the Cabinet be recommended to delegate authority to the Planning and Economic Regeneration Director to:-
  - Make editorial changes relating to layout and presentation
  - The addition of late information
  - Make changes recommended by GONW prior to submission of the AMR.

## **103. CORE STRATEGY: GREEN SPACE AND RECREATION STUDY (PPG17 STUDY) AND PLAYING PITCH STRATEGY**

The Committee considered the report the Planning and Economic Regeneration Director that sought approval for the Green Space and Recreation Study and Playing Pitch Strategy, which formed part of the evidence for the Core Strategy. The Green Space and Recreation Study also formed part of the evidence for the corporate Green Space Strategy for Sefton (2008).

RESOLVED: That Cabinet be recommended to approve:-

- (1) Green Space and Recreation Study; and
- (2) Playing Pitch Strategy.

#### **104. PLANNING ENFORCEMENT UPDATE**

The Committee considered the report the Planning and Economic Regeneration Director that provided information on the enforcement workload for the July to September quarter 2009 and provided an update on the progress of cases where formal action had been taken / authorised.

RESOLVED: That

- (1) the volume of enforcement activity and progress, as detailed within the report, be noted;
- (2) the areas of outstanding work, as detailed within the report, and the action being taken be noted; and
- (3) Officers be thanked for their hard work and diligent service under challenging circumstances.

#### **105. DEVELOPMENT CONTROL PERFORMANCE**

The Committee considered the report the Planning and Economic Regeneration Director that provided information on the Department's performance in dealing with planning applications, appeals, and related matters for the third quarter of 2009.

RESOLVED:

That the Development Control Performance report and attached schedules be noted.

#### **106. WORKS IN DEFAULT AT 23 HILLCREST ROAD, CROSBY**

The Committee considered the report of the Planning and Economic Regeneration Director that sought authority to carry out works in default in respect of non compliance with a notice under the terms of Section 215 of the Town and Country Planning Act 1990 to the following property – 23 Hillcrest Road, Crosby.

RESOLVED:

That the Planning and Economic Regeneration Director be authorised to execute the works required by the Section 215 notices in respect of the

property at 23 Hillcrest Road, Crosby, pursuant to Section 219 of the Town and Country Planning Act 1990, subject to the necessary funding being provided by the WNF (Working Neighbourhoods Fund).

**107. WORKS IN DEFAULT WITHIN SEAFORTH/WATERLOO HMRI AREA**

The Committee considered the report the Planning and Economic Regeneration Director that sought authority to carry out works in default in respect of non compliance with a notice under the terms of Section 215 of the Town and Country Planning Act 1990 to the following property within the Seaforth/Waterloo HMRI area – 13-15 Seaforth Road, Seaforth.

**RESOLVED:**

That the Planning and Economic Regeneration Director be authorised to execute the works required by the Section 215 notices in respect of the property at 13-15 Seaforth Road, Seaforth pursuant to Section 219 of the Town and Country Planning Act 1990, subject to the necessary funding being provided by Step Clever and WNF(Working Neighbourhoods Fund)..

**108. TOWN AND COUNTRY PLANNING ACT 1990 APPEALS**

The Committee considered the report of the Planning and Economic Regeneration Director on the results of the undermentioned appeals and progress on appeals lodged with the Planning Inspectorate.

Appellant	Proposal/Breach of Planning Control	Decision
Ms.S.Shone	80 Raven Meols Lane, Formby - appeal against refusal to grant planning permission for the erection of a two storey extension at the side, a single storey extension at the rear, installation of a porch at the front, two dormer windows to the front and a dormer to the rear of the dwellinghouse.	Partially Allowed 08/10/09
Ms.S.Shone	80 Raven Meols Lane, Formby - appeal against the service by the Council of an enforcement notice requiring: The demolition the porch/hall extension at the front of the property; the reinstatement the bay window; the removal of the concrete pantiles and reinstatement of the roof of the dwelling with matching rosemary clay tiles; the removal of all resultant materials to an authorised place of disposal; Or the construction the porch/hall extension in	Partially Allowed 09/10/09

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accordance with the approved plan  
Drawing number 1144/02 of application  
N/2008/0530.

Dr.W.J.C.Hobbs	56 Bushbys Lane, Formby - appeal against the service by the Council of an enforcement notice requiring the demolition of the tree house and removal of all resultant materials to an authorised place of disposal.	Dismissed 21.10.09
Mr.and Ms.Bolger	451-455 Stanley Road, Bootle - appeal against the service by the Council of an enforcement notice requiring the cessation of the use of the premises as a car wash and valetting facility.	Dismissed 13.10.09

RESOLVED:

That the report on the results of appeals and progress on appeals lodged with the Planning Inspectorate be noted.