

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, SOUTHPORT
ON 10 MARCH 2010**

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

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

ALSO PRESENT: Councillor M.Dowd

175. APOLOGIES FOR ABSENCE

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

176. DECLARATIONS OF INTEREST

The following declarations of interest were received:

| Member / Officer | Item | Interest | Action |
|--------------------|--|--|--|
| Councillor Connell | Car Park, Pendle View, Litherland | Prejudicial – One Vision Housing Board Member | Left the room and took no part in consideration of the item and did not vote thereon |
| Mr.A.Wallis | Land adjacent to the Croft, 8 Thirlmere Road, Hightown | Prejudicial – Knows the architect well | Stayed in the room but took no part in the consideration of the item |
| Councillor Moncur | Joint Waste Development Plan – Consultation on Preferred Options | Prejudicial – lives very close to one of the suggested sites | Left the room and took no part in the consideration of the item and did not vote thereon |
| Councillor Sumner | Joint Waste Development Plan – Consultation on | Prejudicial – has raised a petition against the suggested | Left the room and took no part in the consideration of the item and |

Preferred Options Crowland Street, did not vote
 Southport site thereon

177. MINUTES OF THE MEETING HELD ON 10 FEBRUARY, 2010

RESOLVED:

That the Minutes of the meeting held on 10 February 2010, be confirmed as a correct record.

178. APPLICATION NO.S/2009/0771-CAR PARK PENDLE VIEW, LITHERLAND

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the erection of a total of 8 two-storey dwelling houses comprising of two pairs of semi-detached dwelling houses and one block of 4 town houses with associated landscaping and car parking, alternative to S/2009/0405 withdrawn 1/07/09, be approved subject to the conditions and reasons stated or referred to in the report and late representations.

Councillor M.Dowd, as Ward Councillor, made representations against the proposed development.

Members expressed their concern that since the application was first considered and deferred in December there was still no comprehensive plan from One Vision Housing, involving Pendle Hall, that addressed the concerns of the Committee; additionally, the objectors concerns regarding the impact of the proposed development on local business, amenities and services utilizing the car park, as well as the anti-social behaviour had not been addressed.

RESOLVED: That

- (1) consideration of the above application be deferred to the next meeting of the Committee; and
- (2) Sefton's Council's One Vision Housing's Board representatives, the Cabinet and Council note the Committee's concern regarding the lack of a comprehensive plan for the area that involved Pendle Hall.

179. APPLICATION NO.S/2009/1133 - LAND ADJACENT TO 'THE CROFT', 8 THIRLMERE ROAD, HIGHTOWN

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the erection of one detached two storey dwellinghouse after the demolition of

existing detached garage and summerhouse be approved subject to the conditions and reasons stated or referred to in the report.

RESOLVED:

That the recommendation be approved and the application be granted for the reasons stated within the report.

180. APPLICATION NO.S/2010/0061 - 19 BATH STREET, SOUTHPORT

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the Change of use of existing Bed & Breakfast premises into five self-contained flats after demolition of existing rear conservatory and store (alternative to S/2009/0958 refused 17/12/2009) be granted for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr Campbell on behalf of the objectors against the proposed development and a response from Mr.Cunningham, the applicant's agent.

RESOLVED:

That the recommendation be approved and the application be granted for the reasons stated within the report.

181. APPLICATIONS FOR PLANNING PERMISSION - APPROVALS

RESOLVED:

That the following applications be approved, subject to:-

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

| Application No. | Site |
|-----------------|---|
| S/2010/0021 | Outline Application for Erection of a Dwelling, Land to Rear 22 Heathfield Road, Birkdale |
| S/2010/0058 | Land Adjacent to 1 Blundell Grove, Hightown |

| | |
|-------------|--|
| S/2010/0146 | Land Part of the Former Parcelforce Site, Orrell Lane, Bootle |
| S/2010/233 | Various Properties On Keble Road, Hertford Road, Exeter Road, Queens Road, Kings Road, College View, Marble Close and Balliol Road, Bootle |

182. APPLICATION NO.S/2010/0093-30 MOORGATE AVENUE, CROSBY

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the erection of a two storey extension to the rear of the dwellinghouse (resubmission of S/2009/1127 withdrawn 26/01/2010) be approved subject to the conditions and reasons stated or referred to in the report.

RESOLVED:

That consideration of the application be deferred to enable the site to be inspected by the Visiting Panel.

183. JOINT WASTE DEVELOPMENT PLAN: CONSULTATION ON PREFERRED OPTIONS REPORT

The Chair, Councillor Moncur, declared a prejudicial interest in respect of this report, he vacated the Chair and left the room for the duration of consideration of this item. Councillor Veidman, the Vice-Chair, took the Chair for consideration of this item.

Further to Minute No.19 of the meeting of the Cabinet Urgent Business Committee held on 25 February 2010, the Committee considered the report of the Planning and Economic Development Director that provided information on the consultations held with the Planning Inspectorate and Counsel on the soundness of the Joint Waste Development Plan: Consultation on Preferred Options Report.

RESOLVED: That

- (1) the consultation undertaken and proposed to take place with the Planning Inspectorate Service be noted;
- (2) subject to further consideration by Cabinet Urgent Business Committee on action to be taken, the commencement of a six-week public consultation process on the Waste DPD Preferred Options report following the General and Local Elections in 2010 be agreed; and

- (3) Site F1029: Site off Grange Road, Dunnings Bridge Road/ Heysham Road junction, Bootle: Proposed District Site Allocation be removed from the Waste DPD Preferred Options Report.

Councillor Veidman vacated the Chair and the Chair was re-taken by Councillor Moncur

184. LIVERPOOL CORE STRATEGY PREFERRED OPTIONS 2010

The Committee considered the report of the Planning and Economic Development Director that informed that Liverpool City Council's Preferred Options document was available for consultation as part of their preparation of the Core Strategy.

RESOLVED:

That the choice of Option Two ('Focused Regeneration') as the preferred option in the 'Liverpool Core Strategy Preferred Options 2010' document be approved.

185. DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT CONSULTATION ON IMPROVING ENGAGEMENT BY STATUTORY AND NON-STATUTORY CONSULTEES

The Committee considered the report of the Planning and Economic Development Director that advised of the content of the Department for Communities and Local Government Consultation on Improving Engagement by Statutory and Non-Statutory Consultees Consultation Paper.

RESOLVED:

That the Planning and Economic Development Director's responses to the consultation questions be noted and endorsed.

186. CONSULTATION RESPONSE IN RESPECT OF CONSULTATION REPORT ON DEVELOPMENT MANAGEMENT

The Committee considered the report of the Planning and Economic Development Director that informed of the consultation report on Development Management and drew attention to the implications for the planning service at Sefton.

RESOLVED:

That the Planning and Economic Development Director's responses to the consultation questions be noted and endorsed.

187. JOINT STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2008 - FINAL REPORT

The Committee considered the report of the Planning and Economic Development Director that reported the key findings of the Joint Strategic Housing Land Availability Assessment Study 2008, which was one of a number of key evidence gathering studies that had been undertaken to inform the Core Strategy process and to guide advice and decisions on individual housing proposals and planning applications.

RESOLVED: That

- (1) the key findings of the Joint Strategic Housing Land Availability Assessment Study for Sefton be noted;
- (2) subject to (3) below, the the key findings of the study to inform the emerging Core Strategy process be adopted and used to inform advice and decisions in relation to individual pre application proposals and planning applications which raise housing issues; and
- (3) the Cabinet be recommended to endorse the key findings of the Strategic Housing Land Availability Assessment Study to inform the emerging Core Strategy process.

188. INFORMED ASSESSMENT OF THE ECONOMIC VIALIBILITY OF AFFORDABLE HOUSING IN SEFTON - CONSULTATION DRAFT

The Committee considered the report of the Planning and Economic Development Director of the findings of the draft Informed Assessment of the Economic Viability of Affordable Housing in Sefton Study and the intention to carry out a formal public and stakeholder consultation on the study.

RESOLVED:

That the informed Assessment of the Economic Viability of Affordable Housing in Sefton Study – Consultation Draft report be noted.

189. PLANNING POLICY STATEMENT 4 : PLANNING FOR SUSTAINABLE ECONOMIC GROWTH

The Committee considered the report of the Planning and Economic Development Director that informed of the key elements of the recently published Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS 4) which was intended to guide plan making policies at the regional and local level and was now a material

consideration in determining planning applications for 'economic development' in the Borough.

RESOLVED:

That the key elements of the new Planning Policy Statement 4: Planning for Sustainable Economic Growth be noted.

190. SECTION 106 MONITORING

The Committee considered the report of the Planning and Economic Development Director that informed of the progress on the preparation and implementation of Agreements under S106 of the Town and Country Planning Act 1990.

Attached as an annexe to the report was a schedule detailing the spending relevant to individual Area Committees.

RESOLVED: That

- (1) the Section 106 Monitoring report be noted; and
- (2) the spending detailed at annexe B of the report be communicated to the relevant Area Committees.

191. WORKS IN DEFAULT AT 72 SEAFORTH ROAD, SEAFORTH

The Committee considered the report of the Planning and Economic Development 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 – 72 Seaforth Road, Seaforth.

RESOLVED:

That the Planning and Economic Development Director be authorised to execute the works required by the Section 215 notices in respect of the property at 72 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.

192. WORKS IN DEFAULT AT 39 URSULA STREET, BOOTLE

The Committee considered the report of the Planning and Economic Development 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 Queens Road/Bedford Road HMRI area - 39 Ursula Street, Bootle.

RESOLVED:

That the Planning and Economic Development Director be authorised to execute the works required by the Section 215 notices in respect of the property at 39 Ursula Street, Bootle, pursuant to Section 219 of the Town & Country Planning Act 1990, subject to the necessary funding being provided by Housing Market Renewal Initiative Funding.

193. WORKS IN DEFAULT AT 41 URSULA STREET, BOOTLE

The Committee considered the report of the Planning and Economic Development 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 Queens Road/Bedford Road HMRI area - 41 Ursula Street, Bootle.

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 41 Ursula Street, Bootle, pursuant to Section 219 of the Town and Country Planning Act 1990, subject to the necessary funding being provided by Housing Market Renewal Initiative Funding.

194. URGENT WORKS NOTICE - INTERNATIONAL HOTEL, CROSBY ROAD SOUTH, SEAFORTH

The Committee considered the report of the Planning and Economic Development Director that sought authority for the Planning and Economic Development Director to serve a further Urgent Works Notice on the International Hotel, Crosby Road South, Seaforth.

RESOLVED:

That the Planning and Economic Development Director be authorised to:

- (i) serve an Urgent Works Notice in respect of the International Hotel, Crosby Road South, Seaforth to secure the building from further decline: and
- (ii) carry out the works in default if the owners do not comply with the Urgent Works notice.

195. TOWN AND COUNTRY PLANNING ACT 1990 - APPEALS

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

| Appellant | Proposal/Breach of Planning Control | Decision |
|-----------------------|--|-----------------------|
| Mr.R.Rimmer | Kenton Wood Stables Little Brewery Lane, Formby - S/2009/0538 appeal against refusal of the Council to grant planning permission for retention of 6 free standing floodlights at height of 4.3 m (alternative to S/2009/0277 approved 2 June 2009) | Allowed 23/02/10 |
| Total Gas Safety Ltd. | 23-27 Segars Lane, Southport N/2009/0173 appeal against refusal of the Council to grant express consent for the retention of a non-illuminated sign mounted on the boundary wall at the junction of Segars Lane and Mill Road | Dismissed 28/01/10 |
| Total Timber | 90 Stephenson Way, Formby - S/2009/0505 appeal against refusal of the Council to grant express consent for the retention of 2 no. non-illuminated hoarding signs either side of the entrance gates to the front of the premises | Dismissed 29/01/10 |
| Lidl UK GMBH | Lidl 4 Virginia Street, Southport - N/2009/0174 appeal against refusal of the Council to grant express consent for the erection of 2 free standing nonilluminated 48 page billboards, one to the front of the store and one on the access road. | Dismissed 09/02/10 |
| Mr.J.Baines | 412 Hawthorne Road, Bootle - S/2009/0607 appeal against refusal of the Council to grant a change of use from (A1) Retail to (A5) Hot Food Takeaway and installation of an external flue to the front roof elevation. | Dismissed 23/02/10 |
| T.R.P.Edwards | 33 Pilkington Road, Southport - N/2005/0832 appeal against an Enforcement Notice the effect of which would be to comply with the approved planning permission N/2005/0832 approved on 20/10/05. | Dismissed 17/02/10 |

RESOLVED:

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