

MEETING: PLANNING COMMITTEE

DATE: 7th April 2010

TIME: 6.30 pm

VENUE: Town Hall, Bootle

**Member**

Councillor  
Cllr Ian Moncur (Chair)  
Cllr Daren Veidman (Vice-Chair)  
Cllr Martyn Barber  
Cllr James Byrne  
Cllr Jack Colbert  
Cllr Roy Connell (Spokesperson)  
Cllr Mrs Maureen Fearn J.P.  
Cllr Thomas Glover O.B.E.  
Cllr Ms Carol Gustafson O.B.E.  
Cllr James Mahon  
Cllr Carmel Preston  
Cllr Robert Roberts  
Cllr Eric Storey (Spokesperson)  
Cllr David Sumner  
Cllr Paul Tweed

**Substitute**

Councillor  
Cllr Owen Brady  
Cllr Gordon Friel  
Cllr David Pearson  
Cllr Peter Hough  
Cllr Richard Hands  
Cllr John Gibson  
Cllr John Dodd  
Cllr Mark Bigley  
Cllr Ms Doreen Kerrigan  
Cllr Miss Veronica Webster  
Cllr Simon Shaw  
Cllr Terry Jones  
Cllr Anne Ibbs  
Cllr Andrew Tonkiss  
Cllr Robert Brennan

COMMITTEE OFFICER: Lyndzay Roberts/Olaf Hansen  
Telephone: 0151 934 2033 / 2067  
Fax: 0151 934 2034  
E-mail: olaf.hansen@legal.sefton.gov.uk or  
lyndzay.roberts@sefton.gov.uk

**If you have any special needs that may require arrangements to facilitate your attendance at this meeting, please contact the Committee Officer named above, who will endeavour to assist.**

# AGENDA

**1. Apologies for Absence**

**2. Declarations of Interest**

Members and Officers are requested to give notice of any personal or prejudicial interest and the nature of that interest, relating to any item on the agenda in accordance with the relevant Code of Conduct.

**3. Minutes of the meeting held on 10 March 2010** (Pages 5 - 14)

**4. Petitioned Applications** (Pages 15 - 18)

Prior to consideration of the following reports, petitions will be presented in accordance with Rule 27 of the Council and Committee Procedure Rules.

**A** Application No. S/2010/0065 - 34 Ince Road, Thornton (Pages 19 - 28)

**B** Application No. S/2010/0075 - Land to Rear Kensington House Sports & Social Club Station Road, Maghull (Pages 29 - 40)

**C** Application No. S/2010/0159 - 19 Forest Road, Southport (Pages 41 - 50)

**D** Application No. S/2010/0170 - Cycle Track Ainsdale & Birkdale Nature Reserve Waterloo Road, Birkdale (Pages 51 - 66)

**E** Application No. S/2010/0171 - 36 Litherland Park, Litherland (Pages 67 - 76)

**5. Applications for Planning Permission - Approvals** (Pages 77 - 80)

**A** Application No. S/2010/0060 - 154A Sussex Road, Southport (Pages 81 - 90)

**B** Application No. S/2010/0093 - 30 Moorgate Avenue, Crosby (Pages 91 - 96)

**C** Application No. S/2010/0207 - Crosby Lakeside Adventure Centre Cambridge Road, Waterloo (Pages 97 - 104)

**D** Application No. S/2010/0305 - Crosby Lakeside Centre Cambridge Road, Waterloo (Pages 105 - 110)

**6. Applications to be Inspected by the Visiting Panel on 6 April 2010** (Pages 111 - 114)

**A** Application No. S/2010/0305 & S/2010/0207 - Lakeside Leisure Centre, Waterloo

**B** Application No. S/2010/0093 - 30 Moorgate Avenue, Crosby

**C** Application No. S/2010/0065 - 34 Ince Road, Thornton

**D** Application No. S/2009/0170 - Cycle Track, Ainsdale & Birkdale Nature Reserve

**E** Application No. S/2010/0327 - 131-133 Upper Aughton Road, Southport (Pages 115 - 118)

**F** Application No. S/2010/0159 - 19 Forest Road, Southport

- G** Application No. S/2010/0075 - Rear of Kensington House Sports and Social Club, Station Road, Maghull
- H** Application No. S/2010/0237 - Giddygate Lane, Melling (Pages 119 - 122)
- I** Application No. S/2010/0171 - 36 Litherland Park, Litherland
- 7. Town and Country Planning Act 1990 - Appeals** (Pages 123 - 126)  
Report of the Planning and Economic Development Director
- 8. Retained Retail Consultants – Appointment of New Consultants for the Period to the end of 2014/15** (Pages 127 - 132)  
Report of the Planning and Economic Development Director
- 9. Sefton Local Development Scheme 2010** (Pages 133 - 138)  
Report of the Planning and Economic Development Director
- 10. Green Belt Study – Appointment of Consultants** (Pages 139 - 144)  
Report of the Planning and Economic Development Director
- 11. Additional Pitch Provision for Gypsies and Travellers in Sefton** (Pages 145 - 156)  
Report of the Neighbourhoods and Investment Programmes Director

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**THIS SET OF MINUTES IS NOT SUBJECT TO "CALL-IN"**

## 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

# Agenda Item 3

PLANNING COMMITTEE- WEDNESDAY 10TH MARCH, 2010

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

# Agenda Item 3

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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.

# Agenda Item 3

PLANNING COMMITTEE- WEDNESDAY 10TH MARCH, 2010

## **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.

# Agenda Item 3

PLANNING COMMITTEE- WEDNESDAY 10TH MARCH, 2010

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

# Agenda Item 3

PLANNING COMMITTEE- WEDNESDAY 10TH MARCH, 2010

RESOLVED:

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

# Agenda Item 4

**Committee:** PLANNING

**Date of Meeting:** 7th April 2010

**Title of Report:** Petitioned Applications

**Report of:** Andy Wallis  
Planning & Economic Regeneration Director

**Contact Officer:** S Tyldesley Tel: 0151 934 3569

This report contains	Yes	No
Confidential information		✓
Exempt information by virtue of paragraph(s) ..... of Part 1 of Schedule 12A to the Local Government Act 1972		✓
Is the decision on this report DELEGATED?	✓	

## Purpose of Report

The items listed in are petitioned applications.

## Recommendation

That the applications for planning permission, approval or consent set out in the following appendices are either APPROVED subject to any conditions specified in the list for the reasons stated therein or REFUSED for the reasons stated.

## Corporate Objective Monitoring

Corporate Objective		Impact		
		Positive	Neutral	Negative
1	Regenerating the Borough through Partnership	✓		
2	Raising the standard of Education & Lifelong Learning		✓	
3	Promoting Safer and More Secure Communities	✓		
4	Creating a Healthier, Cleaner & Greener Environment through policies for Sustainable Development	✓		
5	Strengthening Local Democracy through Community Participation		✓	
6	Promoting Social Inclusion, Equality of Access and Opportunity		✓	
7	Improving the Quality of Council Services	✓		
8	Children and Young People		✓	

# Agenda Item 4

## **Financial Implications**

None

## **Departments consulted in the preparation of this Report**

See individual items

## **List of Background Papers relied upon in the preparation of this report**

The Background Papers for each item are neighbour representations referred to, history referred to and policy referred to. Any additional background papers will be listed in the item. Background Papers and Standard Conditions referred to in the items in this Appendix are available for public inspection at the Planning Office, Magdalen House, Trinity Road, Bootle, up until midday of the Committee Meeting. Background Papers can be made available at the Southport Office (9-11 Eastbank Street) by prior arrangement with at least 24 hours notice.

A copy of the standard conditions will be available for inspection at the Committee Meeting.

The Sefton Unitary Development Plan (adopted June 2006), the Supplementary Planning Guidance Notes, and the Revised Deposit Draft Unitary Development Plan are material documents for the purpose of considering applications set out in this list.



## Petitions Index

<b>4A</b>	<b>S/2010/0065</b>	<b>34 Ince Road, Thornton</b>	<b>Manor Ward</b>
<b>4B</b>	<b>S/2010/0075</b>	<b>Land to the rear of Kensington House, Maghull</b>	<b>Sudell ward</b>
<b>4C</b>	<b>S/2010/0159</b>	<b>19 Forest Road, Southport</b>	<b>Kew Ward</b>
<b>4D</b>	<b>S/2010/0170</b>	<b>Ainsdale &amp; Birkdale Nature Reserve</b>	<b>Dukes Ward</b>
<b>4E</b>	<b>S/2010/0171</b>	<b>36 Litherland Park, Litherland</b>	<b>Ford Ward</b>

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Committee: **PLANNING**

Date of Meeting: **7 April 2010**

Title of Report: **S/2010/0065**  
**34 Ince Road, Thornton**  
(Manor Ward)

Proposal: Installation of a dwarf wall and railings to a maximum height of 1.8m and a new access gate to a maximum height of 1.7m to the front of the dwellinghouse

Applicant: Mr & Mrs Keegan

## **Executive Summary**

Having taken all of the above into account, I believe that this proposal, if allowed, would not result in significant harm to the character of the surrounding area. It is recommended that planning permission is granted subject to conditions.

**Recommendation(s)                      Approval**

## **Justification**

It is considered that this proposal, by reason of its siting and design, would have no significant detrimental affect on either the visual amenity of the street scene , on highway safety or on the amenities of the surrounding premises and therefore it complies with UDP Policy MD1.

## **Conditions**

1. T1 Time Limit - 3 years
2. X1 Compliance
3. The facing materials to be used in the external construction of this boundary shall match those of the existing building in respect of shape, size, colour and texture.
4. The soft landscaping scheme hereby approved shall be carried out within the first available planting season . Any plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.
5. The railings hereby approved shall be painted black within two months of the date of their erection and shall be maintained as such thereafter.

## **Reasons**

# Agenda Item 4a

1. RT1
2. RX1
3. To ensure a satisfactory external appearance and to comply with Sefton UDP Policy MD1.
4. RL-4
5. In the interests of visual amenity and to comply with UDP Policy DQ1.

## Notes

## Drawing Numbers

Amended drawing submitted on 24th February, 2010.

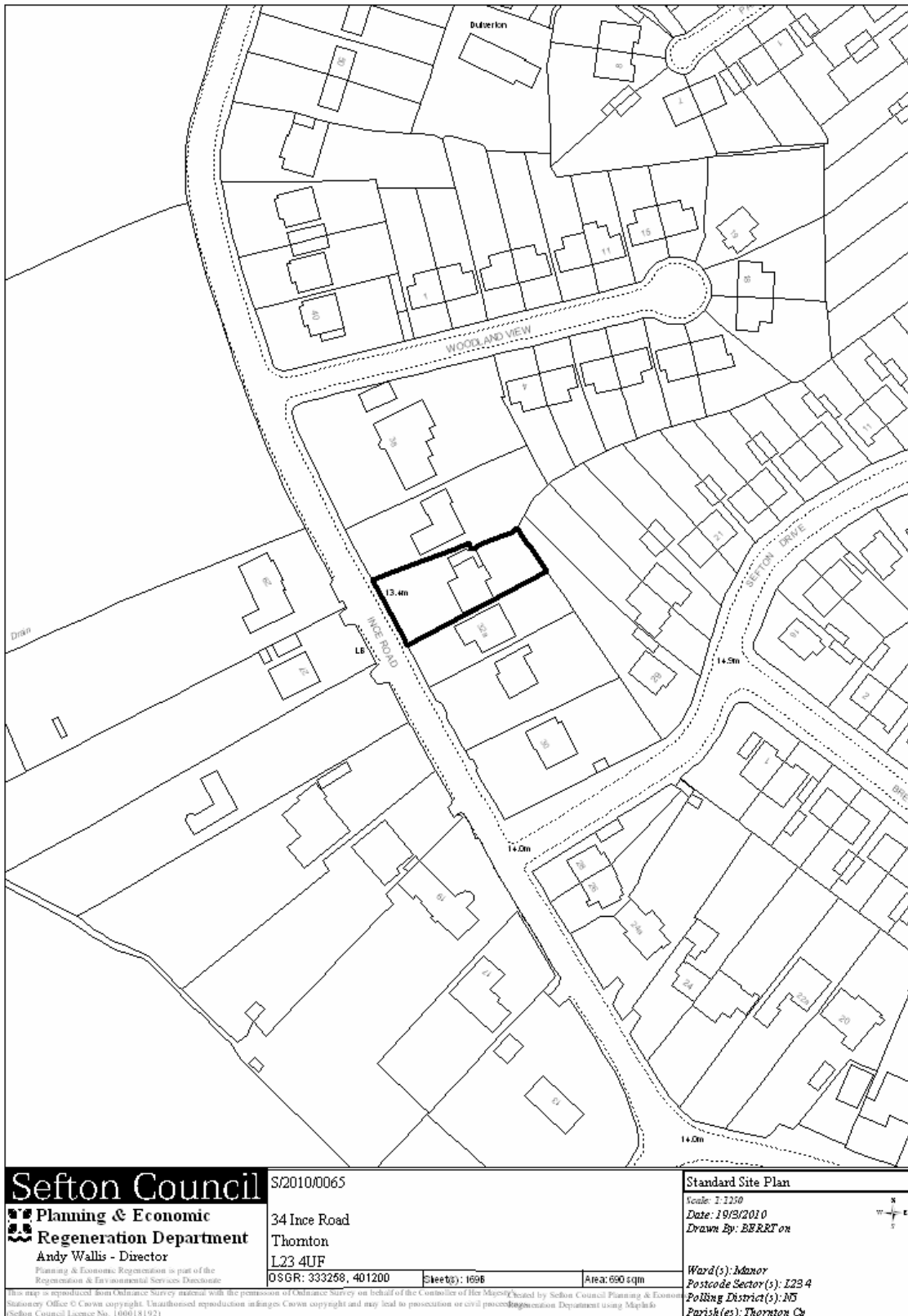
## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

## List of Background Papers relied upon in the preparation of this report

History referred to  
Policy referred to

# Agenda Item 4a



This application has been called in by Councillor Barber.

S/2010/0065

## The Site

The site comprises a detached dwelling house in Ince Road, Thornton.

## Proposal

Installation of a dwarf wall and railings to a maximum height of 1.8m and a new access gate to a maximum height of 1.7m to the front of the dwellinghouse

## History

S/9888. Outline application for one detached dwellinghouse on land to be severed from side garden of 34. Approved.

S/9888/01. Detailed application for the above. Approved .

S/14857 First floor extension at side of the dwellinghouse. Approved.

s/1988/0009 Single storey extension at rear. Approved 21/3/1988.

S/2009/0108 Single storey extension at rear of the dwellinghouse. Approved.

## Consultations

Highways DC- No objections.

## Neighbour Representations

Last date for replies: 16/2/10. Three letters of objection from Nos 18, 27 and 29 Ince Road; wall and railings not compatible with the area. Also, a petition against the proposal consisting of 29 names.

## Policy

The application site is situated in an area allocated as residential on the Council's Adopted Unitary Development Plan.

MD1 House Extensions  
DQ1 DESIGN  
SPG House Extensions

## Comments

The main issues to consider in relation to this application are the visual impact in relation to the existing street scene as well as any impact on the character of the surrounding area. The design of the wall will also be considered with regards to the existing dwelling.

The property subject of this application is a detached dwelling house in a row of similar dwellings in Ince Road, Thornton.

# Agenda Item 4a

The proposal is for the installation of a dwarf wall and railings to a maximum height of 1.8m to the front of the dwelling house.

The road in which this property is situated sits adjacent to the Green Belt and appears very rural in character. In relation to this the majority of the properties within the road have mature high hedges that form the front boundary along this row. The hedge is therefore a constant feature within this road that provides a green lining and adds to the distinctive character of the area. The proposal would involve the removal of the existing hedge and provision of replacement planting behind the new wall / railings.

The design of the wall with a low dwarf wall and railings is in keeping with the style of boundary treatment which has been approved next door at No. 36. However the overall height of the wall proposed will be less than that approved at No36.

The SPG states that new walls and fences along front boundaries and in other prominent places should take account of the character of the area and the scale, design and materials used on other similar boundaries within the area. Often, a simple wall design is better than very ornate railings.

The planting of the new hedging behind the new wall/fence will help keep the rural character of the area and will therefore go some way to addressing the concerns of neighbours with the hedging being clearly visible within the street scene. The removal of the existing hedge does not require permission.

Having taken all of the above into account, I believe that this proposal, if allowed, would not result in significant harm to the character of the surrounding area. It is recommended that planning permission is granted subject to conditions.

Contact Officer: **Mrs S Tyldesley Telephone 0151 934 3569**

Case Officer: **Mr P Negus Telephone 0151 934 3547**



PN

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LEADER PETITION.  
TONY BOND  
27 INCE RD  
07814 079428

Ince Road,  
Thornton,  
LIVERPOOL  
L23 4UE  
3rd February 2010

Ms Susan Tydesley  
Team Manager Development Control  
Planning and Economic Regeneration Department,  
Sefton Council  
Magdalen House  
30 Trinity Road,  
BOOTLE  
Merseyside, L20 3NJ



Dear Ms. Tydesley,

Your Ref. S/2010/0065

Below, please find the comments of residents of Ince Road Thornton, (who are listed at the end of this document) regarding the application, referenced above.

We have the following comments regarding the Design and Access statement from the 'Craftsman Design Consultancy'

a) with regards to paragraph 2, we think our road has a rural feel, and we wish to maintain this feeling.

b) with regards to paragraph 3, 'the houses are mainly Edwardian' is not true. Of the 250 (approx) houses in the triangle of the A565 at ALDI's store to Jospice and back along Ince Road, Brooke Road and Virgins Lane, there is only ONE house, viz 'MAYFIELD' Ince Road, which is Edwardian.

We think that the writer of the Design statement is mixing up INCE ROAD THORNTON with Ince Avenue Crosby, which at the Manor Road end is predominately Edwardian.

c) with regards to paras 6 and 7,

i) we would like some indication of exactly where is the boundary between the affluent homes and the areas of social deprivation.

ii) Apart from the property next door, to the applicant, where are all the 'many high walls and fences in the surrounding area' which are mentioned?

Mis

# Agenda Item 4a

Page 2/4

iii) where did the applicant find that there is a direct correlation between 'areas of social deprivation' and the justification for replacing a hedge with iron railings?

We appreciate that the residents of No.34 might feel the need for improved security. If railings are felt to be the best option, would it be possible to situate them inside the present hedges so that the current general appearance will not be altered?

The houses with odd numbers, opposite the applicant, are in a 'Greenbelt'. We know that any proposals for any Development in a conservation (green belt) area (POLICY ENV26) are that the council will require development proposals to:-

i) conserve the essential elements which combine to give the area it's special character

ii) protect and enhance views in and out of the area, vistas within the area and the general character and appearance of the street scene and roofscape

and also use materials appropriate to the setting and context and which protect and enhance the character and appearance of the conservaton area.

d) with reference to paragraph 9:-

i) the so called lead set by No 36 Ince Rd should not be taken as any example. May we remind those who can inspect the plans for no 36 or remember them, that:

a) no plans were submitted before work was almost complete.

b) the completed work was not up to Sefton Councils standard.

c)the resident was forced to make substantial changes to get retrospective planning permssion for the work at the front of his property.

d) the finished result **does not fit in** with many residents idea of a semi-rural property.

e) the boundary wall (on No.36) is, we feel, a poor compromise. In our opinion, we who look at this wall every time we leave our home, find it does not enhance Ince Road one iota, and is totally out of place in this semi rural area.

Received by Section Council Planning & Economic  
 Regeneration Department - Bootle Office  
 Date - 8 FEB 2010  
 Scanned by

Page 3/4

**GREEN BELT**

As the proposed application is on the opposite side of the road to 'green belt' properties, surely Policy GB4 might be contavened or compromised?

We understand that policy GB4 states that any development within the green belt, will only be acceptable when it does not detract from the visual amenity of the green belt. Please help us to maintain our great visual amenities here in Thornton.

**General**

We are not objecting to the residents at Number 34, making safe their house and cars. We hope that they can do this in a way that is totally environmentally and visually friendly.

We hope that this application, and our comments will be considered by a committee. We do hope that the members of that committee will come to Ince Rd, inspect the many varied properties built over the last 200 years, and see why the property recently extended and altered near to us, is at odds with the general ambience, and should not be used as an example for this and future applications.

Please address any mail to 27 Ince Rd. Thank you

Yours faithfully

<u>Name</u>	<u>Signature</u>	<u>House Number</u>
Mr A Bond.....	<i>A Bond</i>	27 Ince Rd.
Mrs M.A. Bond.....	<i>M.A. Bond</i>	27 Ince Rd.
Mrs B.A. Holgate.....	<i>B.A. Holgate</i>	25 Ince Rd.
Mr J. Scholes.....	<i>J. Scholes</i>	23 Ince Rd.
Mrs J. Scholes.....	<i>J. Scholes</i>	23 Ince Rd.
Mr N. McAteer.....	<i>N. McAteer</i>	32a Ince Rd.
Mrs I. McAteer.....	<i>I. McAteer</i>	32a Ince Rd.
Mrs A. Hagg.....	<i>A. Hagg</i>	30 Ince Rd X
Mr. M Hagg.....	<i>M. Hagg</i>	30 Ince Rd X

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Committee: **PLANNING**

Date of Meeting: **07 April 2010**

Title of Report: **S/2010/0075**  
**Land to Rear Kensington House**  
**Sports & Social Club Station Road, Maghull**  
(Sudell Ward)

Proposal: Construction of 6 no. semi-detached two storey dwellings and access road

Applicant: Mr Graham Barlow

## **Executive Summary**

This application proposes development on an area of private greenspace adjoining the bowling green at Kensington social club and extends the existing cul-de -sac at Gatley drive. The main issue concerns the acceptability of development on this greenspace in the context of the existing use and benefits of the greenspace and the greenspace system of which it is part. Other issues concern housing need, trees and ecology, residential amenity, access, design drainage and compliance with SPG guidance.

**Recommendation(s)                      Approval**

## **Justification**

The proposed development on greenspace for housing which is needed in the area has been justified in terms of retaining the visual benefits of the greenspace and providing compensatory provision. In other respects the proposals meet UDP policies. Taking these and all other material considerations into account ,the development is acceptable.

## **Conditions**

1. T-1 Full Planning Permission Time Limit
2. M-2 Materials (sample)
3. L-1 Protection of trees
4. H-2 New vehicular/pedestrian access
5. H-6 Vehicle parking and manoeuvring
6. H-11 Construction Management Plan
7. M-6 Piling
8. NC-5 Japanese knotweed scheme
9. NC-6 Japanese knotweed eradication
10. L5 Landscaping (scheme)
11. L-4 Landscape Implementation

# Agenda Item 4b

12. NC-4 Protection of breeding birds
13. NC-2 Species Survey
14. Any fencing provided within 3 metres of the canal bank shall be restricted to a picket fence not exceeding 1metre in height
15. S106 Agreement
16. Before the development is commenced details of a scheme to provide public use of the adjacent bowling green shall be submitted to and agreed in writing by the Local Planning authority and shall be implemented in full.
17. The access gate to the adjacent bowling green shall be used for maintenance access for the bowling green only and shall be kept locked at all other times.
18. X1 Compliance

## Reasons

1. RT-1
2. RM-2
3. RL-1
4. RH-2
5. RH-6
6. RH-11
7. RM-6
8. RNC-5
9. RNC-6
10. RL1
11. RL-4
12. RNC-4
13. RNC-2
14. to protect the visual character of the canal and comply with UDPpolicy G4
15. R106
16. To provide compensatory provision in respect of UDPpolicy G2
17. To protect the amenity of nearby residenta in accordance with UDPpolicy CS3
18. RX1

## Notes

## Drawing Numbers

150/1revA, 150/02A,150/3RevB, 150/04 rev A

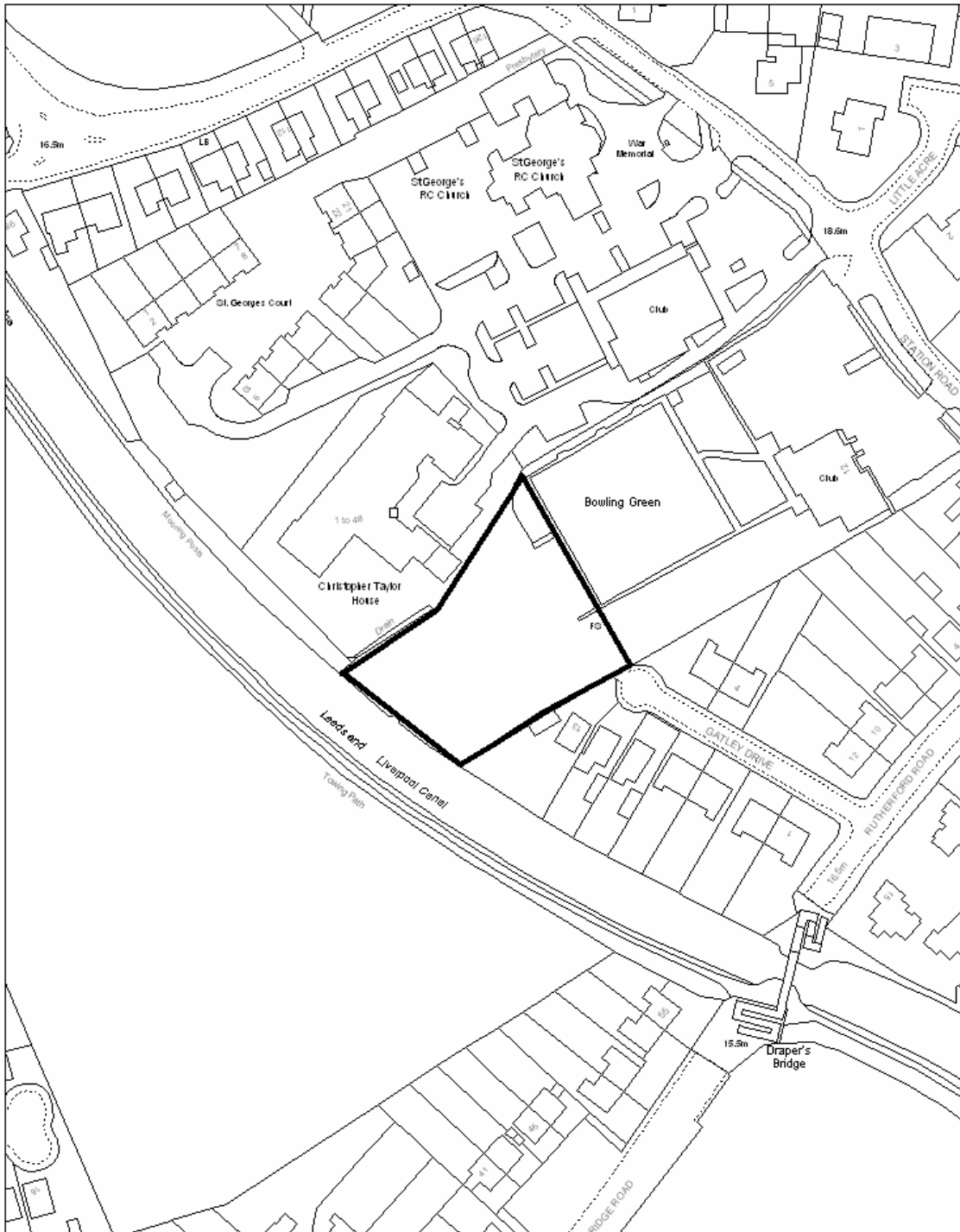
## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

## List of Background Papers relied upon in the preparation of this report

History referred to  
Policy referred to

# Agenda Item 4b



<b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>	S/2010/0075 Land to Rear Kensington House Maghull			Standard Site Plan Scale: 1:1250 Date: 19/3/2010 Drawn By: EBERT on
	<small>OSGR: 337998, 401515</small>	<small>Sheet(s): 174B, 173C, 173D, 174A</small>	<small>Area: 2368 sqm</small>	Ward(s): Sudell Postcode Sector(s): L31 3 Polling District(s): A2 Parish(es): Maghull Cp



S/2010/0075

## The Site

This application concerns a 0.26ha site which is within the grounds of the Kensington House Sports and Leisure Club. It has formerly been a practice bowling green but this is not in good condition and is not presently used.

The site adjoins Christopher Taylor Home to the north-west and residential properties in Gatley Drive to the south-east. The Leeds and Liverpool canal lies to the south-west of the site. There are a number of large trees on the boundaries of the site and trees and shrubs adjacent to the canal.

## Proposal

Construction of 6 no. semi-detached two storey dwellings and access road

The proposals comprise the extension of Gatley Drive to provide a small cul-de-sac 6 houses

## History

None relevant.

## Consultations

*Highways Development control* -no objections as no highway safety implications. The site is in an accessible location close to the station, shops and local facilities.

There is existing single yellow line restriction which will need to be extended into the new section of Gatley Drive.

Conditions are recommended.

*Environmental Protection* –no objections subject to standard conditions. Floodlights on the bowling green may require reorientation to prevent lightspill/glare onto the proposed new houses.

*Environmental Agency* - the site is located in flood zone 1 and is less than a hectare in size. A formal FRA is not therefore required. Measures should be taken however to ensure that the proposed development can cope with the increased surface water runoff which would result. SUDS would be advised.

No objections in principle but any tree and shrub should take place outside the bird nesting season; lighting should not interfere with bat/bird foraging; landscape planting should use species which encourage wildlife.

*MEAS* highlights the need for conditions in respect of ecology, surveys for invasive species, water vole survey, more details of landscaping scheme, tree and shrub removal outside the nesting season, provision of nesting boxes. A Bat Method statement has now been submitted and is acceptable.

*British waterways* -initial objection on land ownership grounds, subsequently removed when additional information provided by the applicant. Now raise no objections but remain

# Agenda Item 4b

concerned that the rear garden areas of Plots 1 to 4 will suffer from a loss of light and outlook as a result of the presence of the trees on British Waterways' land, which may result in pressure from the new occupiers to remove or maintain the trees. Would wish to see trees protected.

Conditions recommended to avoid pollution to the canal, and ensure appropriate surface water drainage.

*Fire and Rescue service* -access for fire appliances adequate and premises will not cause unacceptable hazard to neighbouring premises.

*Maghull Town council* -opposes the application for the following reasons

- loss of privacy
- traffic
- noise and loss of rural character
- houses are 3 storey and 1.8m higher than existing properties
- flooding/inadequate drainage
- ecological impact
- site not considered as part of the SHLAA process
- club is not a community resource and its financial difficulties should not justify permission.

## Neighbour Representations

Last date for replies: 22/02 Site notice 24/02 Press

A petition of 47 signatures has been received ,endorsed by Councillor Mainey opposing the development but giving no grounds.

Individual objections received from 6,7,11,13, Gatley Drive,

Objections raised are

- loss of green space
- road is narrow and will cause traffic problems—alternative access should be considered.
- loss of privacy (due to reduction of trees)
- noise and disturbance from increased pedestrian and vehicle movements
- devaluation of property and diversity in population (currently older people)
- visual impact
- loss of trees and wildlife
- concern that sales monies will be insufficient to improve the club and may bring pressure for more development
- gate to the club site from Gatley Drive should be removed
- more planting should be provided to protect neighbours from additional noise if club used more.
- inadequate drainage –possible damage to existing drains, alterations to water table,

An objection has also been received from 16 Far moss road Blundellsands objecting to the public use of the bowling green as they consider this to be a private members only facility.

## Policy

The application site is situated in an area allocated as greenspace on the Council's Adopted Unitary Development Plan.

AD1	Location of Development
AD2	Ensuring Choice of Travel
CS2	Restraint on development and protection of environmental assets
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
DQ4	Public Greenspace and Development
DQ5	Sustainable Drainage Systems
G1	Protection of Urban Greenspace
G2	Improving Public Access to Urban Greenspace
G4	Development adjacent to the Leeds and Liverpool Canal
G5	Protection of Recreational Open Space
H12	Residential Density
NC2	Protection of Species
NC3	Habitat Protection, Creation and Management

RSS Policy L4 Regional Housing Provision

## Comments

The issues which need to be considered in respect of this application are

- the principle of development on this greenspace site in the context of greenspace policy
- trees and ecology and relationship to the canal
- recreational facilities
- housing need
- access and parking
- detailed layout and design
- drainage

## Greenspace

The land is designated in the UDP (2006) as being Urban Greenspace and presently comprises a disused small bowling green which is associated with Kensington House Sports and Social club. The site adjoins the Leeds and Liverpool canal and is part of a Greenspace system. The site has a series of mature trees running alongside the canal and northern boundary.

The site was assessed as part of the Urban Greenspace Audit 2007. The site scored as being average in the audit. The trees along the canal contribute towards the visual amenity of the area and provide visual relief on the canal bank from the sites either side which are mainly built up. There are also a number of trees on site that have a visual amenity value.

The site forms part of the wider Urban Greenspace system which runs along the canal from the Green Belt into the southeast edge of the centre of Maghull. This system includes some very large, high quality open spaces including playing fields, schools, sports pitches and open land around Damfield Lane which include the Whinney Brooke SLBI. The system as a whole delivers a wide variety of Greenspace benefits but this particular site does not form a critical part of this system and is in fact a bit detached from the main greenspace areas. The application site is quite self contained as a site, offering mainly visual benefits because of its tree cover.

Overall, the site is not in a Greenspace accessibility deficit area and does not contribute

# Agenda Item 4b

significantly towards the open character of the wider Greenspace system nor towards the publicly accessible Greenspace in the area.

UDP policy G2 allows for some development on sites with no public access where public accessibility is improved to much of the Greenspace site. By itself, this site is not appropriate for public access due to its location but the applicant is seeking to set up a programme of increased public access to the bowling green in conjunction with Leisure Services.

UDP policy G1 does allow for development of sites when replacement provision is provided. The applicant would be required to provide 0.258 hectares of suitable Greenspace elsewhere. If this is not possible or practical then funding to improve the quality of or accessibility to public Urban Greenspace on another local site may be acceptable and outweigh the loss of part of the Urban Greenspace. In this case the applicant has agreed to provide funding for other greenspace improvement in Maghull in accordance with the priorities identified by Maghull Town Council. The precise figure and destination of his funding is still under discussion and will be reported at the meeting.

## **Trees and ecology**

There are a number of large attractive trees mainly on the perimeters of the site. The applicant has carried out a tree survey and has amended the plans to enable retention of all trees which are of value on the site. Some tree removal is proposed but this is mainly to remove Leyland cypress which are not native and not appropriate in this setting. The other removals are for dead/dangerous trees, those which present structural issues in relation to adjoining property or those which require thinning because of suppression. Only one sycamore is to be removed to accommodate development.. All trees removed would be required to be replaced on a 2:1 basis either on site or with a commuted sum for off site provision. Some trees around the perimeter would be pruned. Overall the tree removal/pruning is for good management reasons and is acceptable.

In terms of ecological value, the applicant has submitted an ecological survey report which has been reviewed by MEAS. Subject to the imposition of conditions in respect of invasive species, tree planting scheme, breeding birds and water voles, no issues are raised. A Bat Method statement has now been supplied and is acceptable.

British Waterways raise no objections but are concerned to ensure retention of trees and suggest conditions in this regard, and also conditions to protect the canal bank during construction and for surface water drainage.

## **Recreational facilities**

The proposal technically removes a potential bowling green. The site has, in the past been used a bowling green but this was not full size and has fallen into disrepair. The applicant points out that there is no need for such provision given that there are more than adequate bowling greens in Maghull. The applicant has however offered increased public use of the main bowling green in accordance with a scheme to be agreed with Leisure Services. In addition the applicant indicates that proceeds from the development of the land would be used to ensure the long term retention of leisure facilities on the site.

## **Housing need**

There is an identified shortage of housing land throughout the Borough, a position that was confirmed by Sefton's recently published Strategic Housing Land Availability Assessment (SHLAA). With regards to Maghull (inc Lydiate), the SHLAA identified potential for only 143 dwellings to be accommodated within the area over the next 15 years. Sefton's annual

housing requirement, as defined by the Regional Spatial Strategy for the NW, is for a minimum of 500 net additional dwellings per year over the plan period. Whilst this is a Borough-wide figure, it is noteworthy that Maghull accounts for 10.1% of Sefton's population; therefore if Maghull were to take a proportionate share of this housing requirement then it would need to accommodate at least 750 dwellings over the next 15 years. This housing need is a material planning consideration which offers some support for new housing development on this site..

## **Access and parking**

The proposal takes access from Gatley Drive but there is significant local opposition much of which centres on the increased traffic on a narrow width of the road and potential for congestion and disturbance. However the Highways Development control team raise no concerns. They point out that there are parking restrictions in Gatley Drive and these would be extended into the new section of road. The development provides appropriate parking for the new houses –drives sufficient for 2 cars.

## **Detailed layout and planning requirements**

The proposed disposition of houses on the site is acceptable in streetscene terms and would provide development at the head of the cul-de –sac. Distances all meet SPG standards in terms of overlooking and the layout is designed to respect the outlook from Christopher Taylor Homes adjacent. Although claims of overlooking are made by local residents,the Director cannot substantiate these.

The design of the houses is traditional with pitched roof and bays. The proposals initially had a strongly asymmetric pitch and were effectively 3 storey at the rear. These plans have now been amended to provide dormers in the rear. The ridge height is 0.10m higher than the existing older houses in Gatley Drive.but 1.5m higher than 9-13 Gatley Drive which are adjacent but have a ridge significantly lower than the older houses surrounding. These details are now considered acceptable.

A commuted sum for off site greenspace is required for all new dwellings where such provision cannot be made on site . In this case the figure is 5 x £1734.50 =£10,407.

The requirement for trees is 3 per dwelling (18) and 24 to replace trees to be removed. 11 new trees are proposed giving a total of 31 to be provided off site at a sum of £460-40 ie £14,272.40

## **Flood risk and drainage**

As the site is located in flood zone 1 and is less than a hectare in size, a formal Flood Risk Assessment has not been required. Local residents are concerned about drainage provision in the area and the views of the Capita drainage team have been sought and will be reported.

## **Other issues**

Residents have raised concerns about the provision of a gate providing maintenance access to the bowling green However, such access already exists and its usage is very infrequent. A condition is however recommended that requires this gate to be kept locked except when required for maintenance access. This does not open any prospect for further development as residents fear.

Issues are also raised about the social club. The applicant has put forward the argument that the proposal will provide community benefit by providing much needed finance to enable the club to continue. Residents are concerned that this could result in an intensification of use

# Agenda Item 4b

which could be to the detriment of amenity for local residents. This issue is not one which can be considered as part of this application. The social club has a lawful use for that purpose and any amenity concerns relating to that use are a separate matter.

## Reasoned Justification

The proposed development on greenspace for housing which is needed in the area has been justified in terms of retaining the visual benefits of the greenspace and providing compensatory provision. In other respects the proposals meet UDP policies. Taking these and all other material considerations into account, the development is acceptable.

Contact Officer:                      **Mrs S Tyldesley      Telephone 0151 934 3569**

Case Officer:                            **Mrs S Tyldesley      Telephone 0151 934 3569**

FEB. 2010.

ST

Petition objecting to the development of  
land to the rear of Magull Conservative/  
Kensington Sports & Social Club, Station Road  
Maghull. Reference No. S/2010/0075.

The petitioners would wish to  
exercise their right to address  
the planning committee of Sefton Council  
should this planning application be  
granted under delegated authority  
of the planning officer.

B. Kane

B. KANE & J. PARRY  
7 GATLEY DRIVE  
MAGHULL  
L31 3DH



SUPPORTED BY COUNCILLOR CLIFF MAINEY.

(NG)

# Agenda Item 4b

1 of 3

**PETITION OBJECTING TO THE DEVELOPMENT OF LAND TO THE REAR OF KENSINGTON HOUSE, STATION ROAD, MAGHULL, LIVERPOOL.**

I have signed the attached petition to demonstrate my objection to the proposed development of the land to the rear of the Kensington House Sports & Social Club, Station Road, Maghull.

REF: S/2010/0075

22 FEB 2010

Date	Name	Address	Signature
07/02/10	Bretta Kane	7 Gatley Drive, Maghull, Liverpool L31 3DH	<i>B Kane</i>
7-2-10	J Parry	7 GATLEY DR. MAGHULL L31 3DH	<i>J Parry</i>
7-2-10	B WESTHEAD	9 GATLEY DRIVE MAGHULL L31 3DH	<i>B Westhead</i>
7-2-10	B WESTHEAD	9 GATLEY DRIVE MAGHULL L31 3DH	<i>B. Westhead</i>
7-2-10	J GREEN	11 GATLEY DRIVE MAGHULL L31 3DH	<i>J Green</i>
7-2-10	R Green	11 GATLEY DRIVE MAGHULL L31 3DH	<i>R Green</i>
7-2-10	F. McQuillan	6 GATLEY DRIVE	<i>F. McQuillan</i>
7/2/10	P Tate	13 Gatley Drive	<i>P Tate</i>
7-2-10	G LAWTON	17 GATLEY DRIVE	<i>G Lawton</i>
7-2-10	L.S. Jones	18 GATLEY DRIVE	<i>L.S. Jones</i>
7-2-10	A. Jones	4 GATLEY DRIVE	<i>A Jones</i>
7/2/10	A Jones	4 GATLEY DRIVE	<i>A Jones</i>
7-2-10	M FLEMING	3 GATLEY DRIVE	<i>M Fleming</i>
7-2-10	A. KILLINGWORTH	12 RUTHERFORD ROAD	<i>A Killingsworth</i>
7/2/10	M. McQuillan	6 GATLEY DRIVE	<i>M. McQuillan</i>
20/2/10	Jim Connell	5 GATLEY DRIVE	<i>Jim Connell</i>
21.2.10.	T. KANE	2, MEADOW VIEW	<i>T. Kane</i>

Owner: B.Kane.

46



Committee: **PLANNING**

Date of Meeting: **07 April 2010**

Title of Report: **S/2010/0159**  
**19 Forest Road, Southport**  
(Kew Ward)

Proposal: change of use to a hot food take-away and construction of an access ramp to the front of the premises.

Applicant: Mr S Basanmay

## **Executive Summary**

The main issue to consider is the impact of the proposal on neighbouring residential amenities. Whilst the site lies within a parade of commercial units there are residential properties close-by.

**Recommendation(s)**      **Approval**

## **Justification**

The proposed development by reason its siting and design, would have no significant detrimental effect on either the character of the street scene or on the amenities of the neighbouring occupiers and therefore complies with UDP policy AD2, DQ1, H10, MD6 & EP6.

## **Conditions**

1. T-1 Full Planning Permission Time Limit
2. B-2 Hot Food takeaways (opening hours)
3. The first floor accommodation shall be occupied by person(s) associated with the business use (A5) of the ground floor.
4. P-5 Plant and machinery
5. P-8 Kitchen Extraction Equipment
6. M-1 Materials (matching)
7. X1 Compliance

## **Reasons**

# Agenda Item 4c

1. RT-1
2. RB-2
3. To protect the residential amenities of the occupiers of the first floor to comply with policy H10.
4. RP-5
5. RP-8
6. RM-1
7. RX1

## Notes

1. Note: The applicant will need to enter into an agreement under Section 115e of the Highways Act 1980 to enable the ramp to be legally placed on the public highway.
2. Note: The Council's costs for processing and issuing a licence under Section 115e of the Highways 1980 are £1,000.00. Please contact the Highways Development Control Team Tel: 0151 934 4175 for further information.

## Drawing Numbers

location plan, kitchen extraction details, W.10/03/01, 02, 03, 04

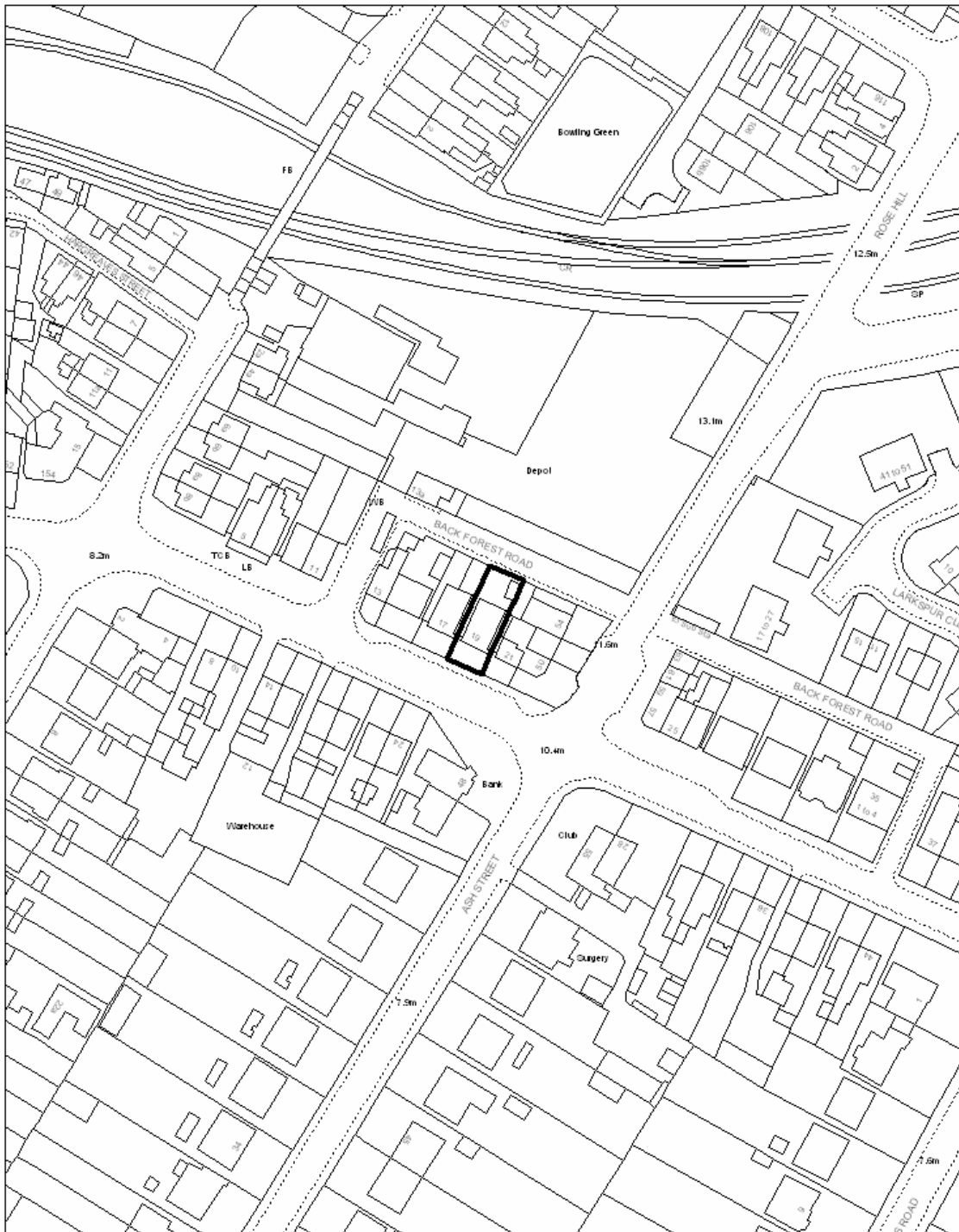
## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

## List of Background Papers relied upon in the preparation of this report

History referred to  
Policy referred to

# Agenda Item 4c



<b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>	S/2010/0159		Standard Site Plan	
	19 Forest Road Southport		<small>Scale: 1:2250          Date: 19/3/2010          Drawn By: BBERT on</small>	
OSGR: 334613, 416713		Sheets: 4/0C	Area: 247 sqm	
<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Regeneration Department using MapInfo          Sefton Council Licence No. 1000181921</small>				
			Ward(s): <i>Kew</i> Postcode Sector(s): <i>PR8 6</i> Polling District(s): <i>T4</i> Parish(es): <i>None Found</i>	

S/2010/0159

## The Site

A detached two storey building situated on the north side of Forest Road. The building is currently vacant but was previously used as an off-licence. The site lies within a parade of commercial units to Forest Road and Ash Street. The character of the area is a mix of dwellinghouses (Nos. 13,15 & 8-24 opposite) but with commercial units at Nos. 5-11 Forest Road and to the Ash Street properties. Some of the commercial units have flats above.

## Proposal

Change of use from an off-licence to a hot food take-away and construction of an access ramp to the front entrance

## History

N/17945 New shop front – granted 01/03/1982

## Consultations

Highways Development Control – no objections. The applicant will need to enter into an agreement under Section 115c of the Highways Act 1980 with regards to the access ramp (note added)

Environmental Protection Director - no objections. Recommend that conditions be attached for additional details to be submitted regarding noise from the kitchen induction/extraction systems and the control of odours. In addition that the occupation of the first floor accommodation be restricted to person(s) associated with the business use on the ground floor.

United Utilities – no objections, foul drains must have adequate grease traps

Merseyside Police –no comments

Merseyside Fire and Rescue Authority – the applicant is required to carry out a fire risk assessment

## Neighbour Representations

Petition from No. 17 Forest Road with over 25 signatures.

Letter of objection from Nos.17 & 20 Forest Road re: area already served adequately by hot-food take-aways (some deliver), opening times proposed will lead to people under the influence of alcohol, lead to anti-social behaviour, already suffer from incidents of arguing and fighting, provide congregating point, hours not acceptable given residential area, business operate 9am - 5pm except South Garden which closes by 22.30 Monday to Friday and 22.00 hours on Sunday, inappropriate given young children resident in the area, extra

# Agenda Item 4c

litter, limited parking in area, increased traffic, healthy eating/obesity concerns.

## Policy

The application site is situated in an area allocated as residential on the Council's Adopted Unitary Development Plan.

AD2 Ensuring Choice of Travel  
EP6 Noise and Vibration  
H10 Development in Primarily Residential Areas  
MD6 Food and Drink Uses

## Comments

The main issues to consider are compliance with policy and the impact on neighbouring residential amenities.

Policy MD6 states that food and drink uses in or adjacent to the primarily residential area will not be permitted unless they would not cause significant harm to residential amenity and the residential use of upper floors is limited to the person(s) employed in the proposed food and drink use.

The Design and Access Statement states that the upstairs accommodation will be used by people associated with the hot-food take-away. It should be noted that the unit is detached from adjacent properties and that there is a Chinese take-away at No. 17 and a sandwich shop at No. 21.

There are flats above some of the units and there are dwellinghouses opposite and at Nos. 13 & 15. Details have been submitted with regards to noise and odour control and the Environmental Protection Director considers that subject to additional details the proposal would not cause a nuisance to neighbouring residential amenities in terms of noise and odour control from the kitchen extraction systems. Conditions have been attached requiring further details to be submitted.

The Highways Development Control Officer has no objections to the proposals. Waiting restrictions are in place to prohibit parking close to nearby junctions. There is however unrestricted parking space generally available in front of this block of shops and there is potential for some short-term parking to take place in nearby residential side roads. He considers that there will not be any highway safety issues arising as a result of parking associated with the operation of the premises as a hot food take-away.

The hours of operation proposed are 11.00 to 23.30 hours Monday to Friday, 11.00 to 23.30 hours Saturdays and 11am to 23.00 hours on Sundays and Bank Holidays. A standard hours condition for a hot food take-away is however considered appropriate (i.e. until 23.00 Sunday to Thursday and 23.30 hours Friday and Saturday) as there are residential properties in the vicinity. Given the existing Chinese take-away and the previous use of the premises as an off-licence it is considered that, on balance, no significant increase in noise and disturbance would be created to neighbouring residential amenities. Concerns for the potential for anti-social behaviour are considered to be insufficient to refuse the application.

An access ramp is also proposed to the front of the premises to comply with policy AD2 and the Highways Development Control Officer considers that there is sufficient space to ensure the free flow of pedestrians.

## **Reasoned Justification**

The proposed development by reason its siting and design, would have no significant detrimental effect on either the character of the street scene or on the amenities of the neighbouring occupiers and therefore complies with UDP policy AD2, DQ1, H10, MD6 & EP6.

Contact Officer:                    **Mrs S Tyldesley    Telephone 0151 934 3569**

Case Officer:                        **Miss L Poulton     Telephone 0151 934 2204**

# Agenda Item 4c

4 - MAR 2010

Koon Yau Chu  
17 Forest Road  
Southport  
Merseyside  
PR8 6ST  
Tel: 01704 530215

To whom this may concern,

We, the undersigned, object to the planning, application ref: S/2010/0159 (opening hot food takeaway) on a number of concerns such as there being more than enough takeaways within the community and several other concerns. There are almost a dozen (hot food) takeaways within a 4-5 mile radius in the location of the new takeaway which some also deliver, so I have problems seeing why we need another takeaway within the community.

Yet another problem that faces the community is the extra litter that comes with takeaways, the amount of rubbish that you see on the streets from food or rappers being thrown on the floor is outrageous. This destroys the look of the community, we all are supposed to be proud of living in. this also adds to my concern that with the already limited parking in the area for the residents were the takeaway is being planned, adding this will increase the traffic in an already busy road and the extra parking that people will need will cause problems for other residents that live in the area.

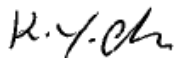
The government is going on about eating healthy and changing the way we eat for the better but this is certainly not helping the neighborhood from the increasing obesity problems surrounding the UK.

Another concern is this will encourage anti social behavior with an increase of the "yob" culture hanging around these establishments at late night causing trouble in the community.

As you can see from the petition that there are a number of people who agree that we don't need another takeaway in the community. From the people I asked there were only 5 people who didn't have a problem with the new opening of the takeaway.

I ask you to please to consider the views of the community that we don't need this new takeaway.

Yours faithfully





Scanned by 4 PAPER 2010

**Petition**

Against the opening of a new (hot food) takeaway on 19 Forest Road

Name	Address	Signature
Mohammed	116 Duke St	Mohammed
<del>Paul</del>	144 Virginia St	<del>Paul</del>
A. Bennie	9 Forest Rd	A. Bennie
<del>Paul</del>	VIRGINIA ST.	<del>Paul</del>
D. Wright	1 Aveling Dr	D. Wright
C. KENSON	25 SCARISBRICK NEW	C. KENSON
J. Johnson	SCARISBRICK NEW ROAD	J. Johnson
A. KENNEDY	107 A. W. TREE RD	A. Kennedy
W. Croppes	27 Kingston Cres	W. Croppes
<del>W. Croppes</del>	33 Home A	<del>W. Croppes</del>
PETER BARKER	92 GUILDFORD ROAD	P. Barker
M. SINCULIN	90 LYMAN RD	M. Sinculin
T. BORDOMAN	91, VIRGINIA ST	T. Bordoman
Ann Lloyd	Back Forest Rd	Ann Lloyd
Delek Sutcliffe	BACK FOREST RD	Delek Sutcliffe
Simon Houdcroft	North Road	Simon Houdcroft
Lee Finlay	HAMPEATH ROAD	Lee Finlay
STEPHEN M. WINDING	FOREST RD	Stephen M. Winding
Z. Tate	Kensington Rd.	Z. Tate
W. WARTHAUSE	8 Forest Rd	W. Warthouse
R. Clarke	107 Huby Ave	R. Clarke
L. Haroy	1a Cemetery rd	L. Haroy
PAUL LENNON	P. Lennon	118 Cemetery Rd,
S. Chorn	79 Upton St	S. Chorn
C. Stephenson	6 Clifton Rd	C. Stephenson
T. Russell	6 Clifton RD	T. Russell
S. GILBERT	123 KENSINGTON RD	S. Gilbert
E. Dakin	Margreaves St	E. Dakin
E. HOWARD	ASH STREET - 3rd	E. Howard
<del>J. Bell</del>	11 Haly Ave	<del>J. Bell</del>
P. Chouh	71 Virginia St	P. Chouh
Chyi Wang	11 HAMPEATH ROAD	Chyi Wang
M. Keen	9 Forest Rd.	M. Keen
A. Bennett	1 Forest Rd.	A. Bennett
S. Smith	4 Forest Rd.	S. Smith
I. Anderson	SEETAN CT.	I. Anderson

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Committee: **PLANNING**

Date of Meeting: **07 April 2010**

Title of Report: **S/2010/0170**  
**Cycle Track Ainsdale & Birkdale Nature Reserve Waterloo Road, Birkdale**  
(Dukes Ward)

Proposal: Construction of a 3 metre wide shared use track crossing Ainsdale & Birkdale Nature reserve.

Applicant: Sefton MBC

## **Executive Summary**

The main issues to consider in respect of the construction of a 3 metre wide shared use track crossing the Birkdale Hills Local Nature Reserve are the impact upon the nature conservation of this site, the impact upon the Green Belt and the accessibility of the proposal for all users. It is considered that dependent upon further information being provided, and positive responses from consultees, the proposal is acceptable with conditions.

**Recommendation(s)                      Approval**

## **Justification**

When assessed against the policies within the Development Plan, particularly policies AD2, CS2 & NC1, and all other material considerations the proposal is in the public interest, there is no satisfactory alternative, it will not have significant impact on sites of nature conservation and is therefore acceptable.

## **Conditions**

1. T-1 Full Planning Permission Time Limit
2. Before the development is commenced, a detailed method statement for the construction of the multi-use path shall be submitted to and approved in writing by the Local Planning Authority. The measures contained in the approved method statement shall be implemented in full throughout the construction phase.
3. Before any construction commences, samples of the materials to be used in the construction of the multi-user path shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the multi-use path.
4. X1 Compliance

# Agenda Item 4d

## Reasons

1. RT-1
2. To limit the potential harm caused to the Nature Conservation value of the Birkdale Hills Local Nature Reserve and to comply with policies CS2 and NC1 of the Sefton Unitary Development Plan.
3. To ensure a satisfactory development in the interests of visual amenity and nature conservation and to comply with policies AD2, CS2, DQ1 & NC1 of the Sefton Unitary Development Plan.
4. RX1

## Notes

## Drawing Numbers

CS/041338/100, Basis for an Appropriate Assessment

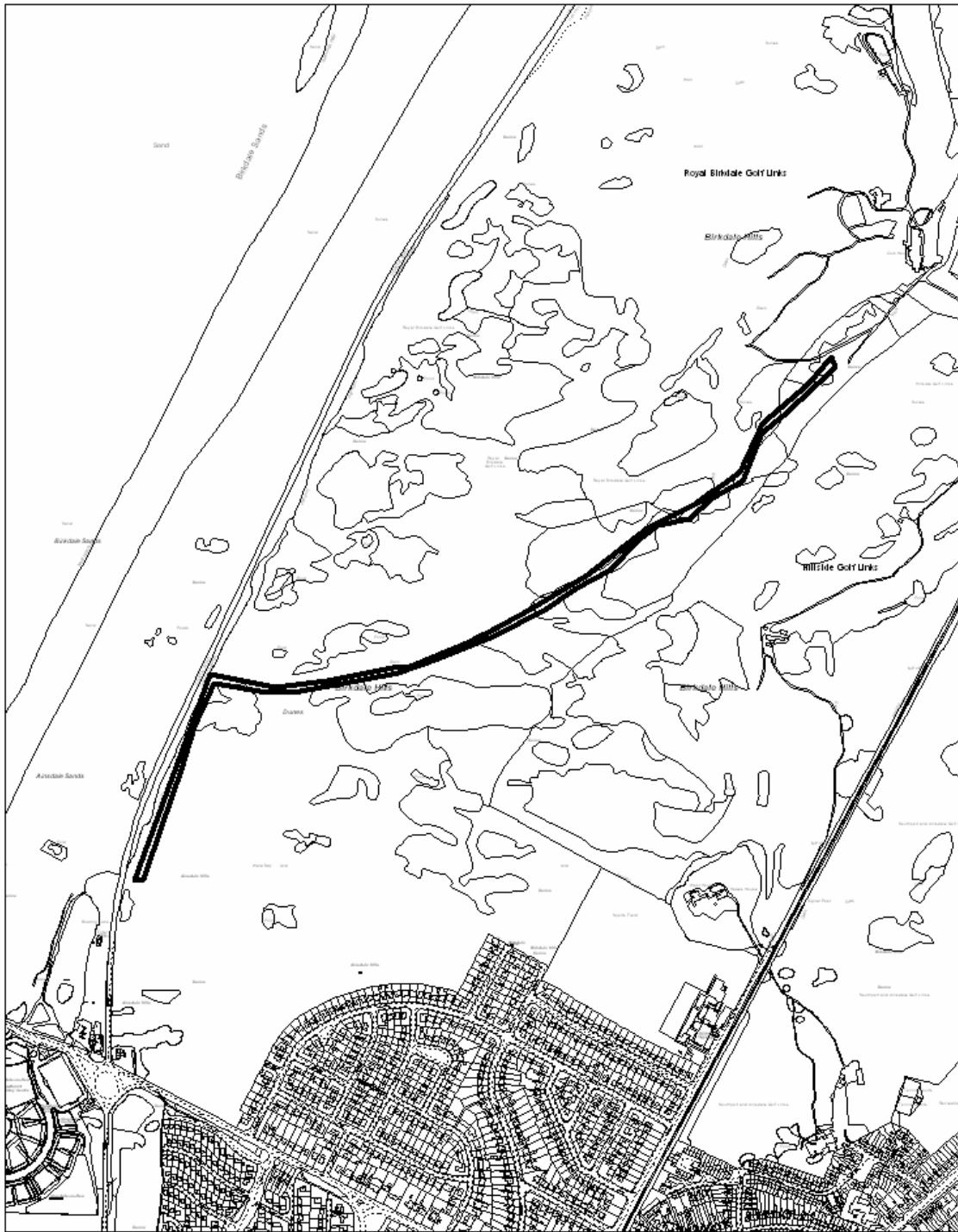
## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

## List of Background Papers relied upon in the preparation of this report

History referred to  
Policy referred to

# Agenda Item 4d



<b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>	S/2010/0170 Cycle Track Ainsdale & Birkdale Nature Reserve Waterloo Road Birkdale PR8 OSGR: 330934, 413652		Standard Site Plan Scale: 1:10000 Date: 19/3/2010 Drawn By: EBERT on
	Sheet(s):	Area: 23221 sqm	

S/2010/0170

## The Site

The Birkdale Hills Local Nature Reserve.

## Proposal

Construction of a 3 metre wide shared use track crossing Ainsdale & Birkdale Nature reserve.

## History

None.

## Consultations

*Natural England* – Comments are awaited.

*Highways Development Control* – There are no objections to the proposal as there are no highway safety implications.

*Merseyside Environmental Advisory Service (MEAS)* – From a response received on 12<sup>th</sup> March 2010, MEAS stated that while the proposed cycle path is unlikely to have a significant effect on the nature conservation value of the site (provided that suitable avoidance and mitigation measures can be agreed and implemented) further information relating to sand dune habitat migration, a great crested newt and natterjack toad habitat suitability assessment and reptile mitigation must be submitted prior to determination. In addition, method statement(s) must be provided in respect of the construction of the path and subsequent matters of reinstatement.

Provided that sufficient and suitable mitigation measures are provided, it is anticipated that there will be no likely significant effects on the European sites (SAC, Ramsar) but it is advised that Natural England should be consulted with respect to these matters.

Additional information has now been provided to MEAS and further comments are awaited.

## Neighbour Representations

Last date for replies: 22<sup>nd</sup> March 2010 (expiration of site notices). Two site notices were placed at entrance/exit of the cycle path at Shore Road and Selworthy Road/Lancaster Road.

Representations received: Letters of objection from 23 residents of Southport, Ainsdale and Birkdale in addition to one petition with 111 signatories, and one with 106 signatories both endorsed by Councillor David Pearson.

The main points of objection are:

- The impact upon what is perceived as being an unspoilt and untouched area through the introduction of a man made path
- The detrimental harm caused to flora and fauna
- This area benefits from a number of Nature Conservation designations and as such

# Agenda Item 4d

- any development should be resisted
- The disturbance to existing recreational users of the area
- The negative impact upon pedestrian safety through the introduction of a multi-use path
- The existence of a cycle path adjacent to the Coastal Road
- The potential for the intensification of existing users thereby increasing the mess left by dogs to the detriment of pedestrians.

Further points related to matters such as the intentions of perceived users and whether or not named groups would benefit or use the facility.

A letter of support plus a petition in support of the proposal with 27 signatories endorsed by Councillor Fred Weavers has been submitted. The support focuses upon providing an alternative to the existing Coastal Road cycle path, opening the area to a wider variety of users and the benefits to residents and visitors. Comments were also made concerning existing users allowing dogs to roam off leash to the detriment of existing wildlife.

## Policy

The application site is situated in an area allocated as Green Belt/Ainsdale & Birkdale Sandhills/Ribble & Alt Estuaries Ramsar Site on the Council's Adopted Unitary Development Plan.

AD2	Ensuring Choice of Travel
CPZ1	Development in the Coastal Planning Zone
CPZ3	Coastal Landscape Conservation and Management
CPZ4	Coastal Park
CS2	Restraint on development and protection of environmental assets
CS3	Development Principles
DQ1	Design
EP1	Managing Environmental Risk
EP2	Pollution
GBC1	The Green Belt
GBC6	Landscape Character
NC1	Site Protection
NC2	Protection of Species
NC3	Habitat Protection, Creation and Management

## Comments

This proposal supports plans produced by the Sefton Coast Partnership Access Group and Natural Coast Tourism to encourage access to the open coast, through the development of coast-wide cycling routes and development of all abilities access routes where possible. The route of the proposed multi-use path follows an existing desire line track across the site and as such limits the potential harm that could be caused by such an operation. The upgraded path would provide an all abilities route suitable for wheelchairs and provide a more pleasant and safer route for cyclists than the existing path adjoining the coastal road

The proposal offers an opportunity to improve access to Sefton's natural coast for all residents of Sefton and visitors to the borough.



In June 2008 Southport, along with ten other towns, was awarded Cycle Town status from Cycling England. One of the key aims arising from this award is the development of a high quality cycle network which will enhance the recreational opportunities afforded to residents and visitors to the Southport area, also incorporating access to the Sefton coast and development of links to the town centre. This proposal will assist in supporting Southport as a Cycle Town and also enhancing the recreational opportunities available to residents and visitors to Sefton.

In respect of this application the planning issues to consider are threefold:

- Assessing the proposal against the Green Belt designation.
- The detail of the proposal in terms of accessibility for a variety of users
- The impact upon an area identified as a site of International Nature Conservation Importance.

## Green Belt

The proposed multi-user path is considered to be a form of outdoor recreation and as such, this is considered to be appropriate development when assessed against national Planning Policy Guidance note 2 'Green Belts'.

As such, the proposal therefore complies with Unitary Development Plan policy GBC1 and is acceptable in this regard.

## Accessible Development

Unitary Development Plan policies CS3, AD2 and DQ1 all give regard to the accessibility of development proposals, and as such, the proposal must be assessed against the policies.

In respect of the criteria within the above policies DQ1 requires development to allow for safe and easy movement into, out of and within the site for everyone, including those with limited mobility; policy AD2 requires all development should provide for a realistic choice of means of travel, including those of limited disability in addition to the improvement of cycle and walking facilities, and; policy CS3 requires development to provide for a choice of means of transport to and within sites, giving priority to pedestrians and cyclists.

Although the materials and construction methods have not been explicitly provided as part of this proposal, and in the event of any approval the materials to be used and construction methods will be secured by condition, the submitted Appropriate Assessment indicates that a geotextile paver such as Netpave 25 will be considered for the path as this has a much reduced impact upon existing habitat than a traditional paved construction. Such a geotextile material provides a stable structure through which vegetation can grow which will aid in reducing its visual impact within the site, in addition to providing a secure and stable surface similar to that of a surfaced track which will be suitable for wheelchair uses and cyclists.

While the designation of Southport as a Cycle Town in 2008 postdates the adoption of the Unitary Development Plan, this is a material consideration albeit with limited weight. One of the key aims arising from this designation is the development of a high quality cycle network which will enhance the recreational opportunities afforded to residents and visitors to the

# Agenda Item 4d

Southport area, also incorporating access to the Sefton coast and development of links to the town centre. It is evident that the proposal is following that aim and will provide access for a wider variety of users than can be accommodated at present.

In view of the above, it is clear that the proposed path through the Ainsdale & Birkdale Sandhills is a form of accessible development when considered against policies within the Development Plan as it will provide an even and stable surface suitable for pedestrians, cyclists and those of limited mobility. As such, it would comply with Unitary Development Plan policies CS3, AD2 and DQ1 in this regard.

## Impact upon Sites of Nature Conservation

The proposed multi-user path is to be sited within land under the following nature conservation designations:

- The Ribble & Alt Estuaries Ramsar site
- The Sefton Coast Site of Special Scientific Interest
- The Sefton Coast Special Area of Conservation
- Birkdale Hills Local Nature Reserve
- Birkdale Hills Local Wildlife Site

When considering proposals for development in the above named areas, Unitary Development Plan policies CS2 and NC1 are key considerations in any assessment.

Policy CS2 states, in criterion (f) that development will not be permitted where it would cause significant harm to sites and species of nature conservation importance while Policy NC1 states that development will not be permitted which would harm the nature conservation objectives or integrity of sites of international, national or local importance as defined on the Proposals Map.

Policy NC1 expands in criterion 2 that in the case of international sites, such as Ramsar sites, that development will only be allowed where there are no alternative solutions and there are imperative reasons of overriding public interest.

An Appropriate Assessment accompanies the application which establishes the potential impact of the proposal upon the nature conservation designations through the siting and also the proposed construction of the path. Following the review of this document by the Merseyside Environmental Advisory Service (MEAS) while it was stated that the proposed cycle path is unlikely to have a significant effect on the nature conservation value of the site (provided that suitable avoidance and mitigation measures can be agreed and implemented) further information relating to sand dune habitat migration, a great crested newt and natterjack toad habitat suitability assessment and reptile mitigation must be submitted prior to determination.

The information requested, and comments reviewing any such information, will be presented as Late Representations. Provided that sufficient and suitable mitigation measures are provided, it is anticipated that there will be no likely significant effects on the sites of nature conservation.

In respect of the materials to be used in the proposed construction of the path, while it would

not involve the construction impacts that would be associated with more traditional surfaced routes, specific details relating to the construction methodology have not been submitted. As noted by MEAS, the construction, and works associated with construction, has the potential to impact upon the nature conservation value of this area, particularly the sand dune habitats present at Birkdale Hills that are among the qualifying features of the Sefton Coast Special Area of Conservation (SAC). It is considered reasonable, in the absence of such information prior to determination, that in the event of any approval to attach a pre-commencement condition requiring a detailed method statement for the construction of the path to be submitted to and approved prior to any works commencing.

Further to the above, from the information that has been submitted with the application, while comments from Natural England have not yet been received, it is clear that the applicant has involved officers from this organisation through each stage of the proposal.

Pending the receipt of further information, and dependent upon the responses from consultees, it is considered that as the applicant has demonstrated that the proposal is in the public interest, there is no satisfactory alternative and that it will not have significant impact on sites of nature conservation then the proposal, in respect of the issue of nature conservation, is acceptable.

## Recommendation

After considering all of the above, it is recommended that Committee grant delegated powers to officers to grant approval, with conditions as attached, subject to no substantive objections being raised from Merseyside Environmental Advisory Service or Natural England in their formal response.

Contact Officer:                   **Mrs S Tyldesley    Telephone 0151 934 3569**

Case Officer:                       **Neil Mackie Telephone 0151 934 3606**

# Agenda Item 4d

We the undersigned support the proposal for a cycle track linking Birkdale to  
Ainsdale which passes through the Ainsdale Dunes  
This petition is sponsored by Councillor Fred Weavers

Ross Scholes 30 ARUNDEL Southport

Naive Wallace 56 PRK Augustus Rd, Birkenhead PR8 5NH

Juliet Jardine 58 Riverlea Road L23 6SZ

Darius Pollin 93 Linaker St. Southport PR8 5DQ

Brian Grice 27 Cornwall Way Southport

Bernard Hunt 21 Ryder Cass, Southport

Jaegre Hunt 28, Grosvenor Rd, Birkenhead, Southport

Geraldine Aughton 5 Clergers Brow, Southport PR9 9R4

Bob MITCHELL 64, MERLEWOOD AVE S'PORT

Debbie 16 Windsor Road L23 7TR

Rachel Jardine

Daniel Wardale 16 Windsor Road, Crosby Liverpool L23 7TR

Mr D. Shields 112 Zetland Street Southport PR9 9DL

Mr. D Threlfall 5 Ridings Banks Lancashire

Mr D wells 8 Spring Close Southport PR8 2BA

Tracy Lloyd 64 ESSEX Road Southport PR8 4LZ

M. Griffiths 7 Fernhill Gardens L20 4HA

Mrs E Rimmer 110 PORTLAND STREET SOUTHPORT PR8 6G

MRS C Rimmer " " " " "

Mr W Jones 112 Portland Street Southport PR8

P Dawson 80 Cemetery Rd Southport

Aime Thompson 157 Long Lane Aughton L39 5BU

Mr A Adkins 26 Lyndhurst Road Birkenhead PR8 4JD

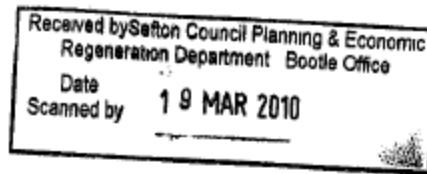
Mr Doug Heaven 43 Forest Road Southport PR8 6TD

MRS Carol Heaven 43 Forest Road Southport PR8 6JE

MR K Mitchell 26 Chatsworth Rd, Ainsdale PR8 2PQ

MRS W. Mitchell 26 Chatsworth rd Ainsdale PR8 2PQ

# Agenda Item 4d



## Formal Objection

I am lodging a formal objection against the proposed construction of a highway across a Site of Special Scientific Interest in Birkdale Nature Reserve.

My objection is as follows:

1. The project has no sustainability, it has no ongoing revenue maintenance budget and the highway surface has a guaranteed life expectancy of only 10 years.
2. The project lays a non biodegradable polyethylene structure across a natural landscape destroying the visual amenity and landscape integrity of a unique site of special scientific interest.
3. The project changes the nature of access to the area to the detriment of walkers who will be displaced by cycle traffic onto a widening area of the natural landscape causing greater erosion.
4. The project encourages higher volumes of persons passing through for access rather than appreciation of the amenity.
5. The artificial highway cuts across the migration routes of rare and protected species including sand lizards and natterjack toads.
6. The highway will open up the opportunity for illegal motor vehicle access across the SSSI posing the threat of anti social behaviour, damage, vandalism and toxicity to the natural environment.

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I believe that the current planning consultation is pre prejudiced. It is clear that Sefton has already committed expenditure and completed construction from specific grant on the construction of the section of the cycle route from the coast road to the paved highway running up to Royal Birkdale Golf Course and the SSSI. There is no other logic to this construction other than to complete the route through the SSSI. Sefton council has already fettered its discretion by accepting the grant and expending part of it when it is eligible only for expenditure on the basis of completion of the whole route through the SSSI. Furthermore the contract for construction through the SSSI has already been tendered and let in advance of planning consent. Finally the grant has to be spent by the end of March 2010 allowing no scope for appeal.

There has been no public consultation on the construction to date with residents or users of the amenity. There seems to have been no mapping exercise of flora and fauna or their migration and breeding patterns in the area of the proposed highway as is required for an appropriate assessment as it has been undertaken in January and February during freezing winter conditions. Whilst there has been a preliminary exchange with Natural England there is no specific consent letter from them related to this planning application as required by statute.

I also object to the instigation of grazing site which likewise has had no public consultation.

Signed

K. Milton

SPONSORED BY CHAR. DAVID PEARSON

19/3/10

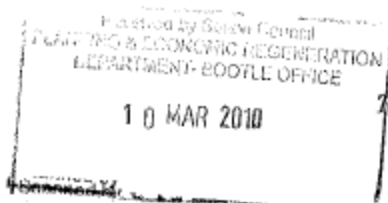
we the undersigned concur with  
the comments overleaf:

- JULIA NUTTER 24 Lynton Rd Hillside PR8 3AW  
 AT Janette Atherton 115 Heathfield Rd. *JAN*  
*J. Atherton*  
*JS Mill*
- FRANCES MILLER 30 ALTHORPE DRIVE PR8 6HS  
 Suzanne Marsden 61 Lynton Road PR8 3AP  
 John Clark 16 Elizabeth Ave *Suzanne Marsden*  
 Mary Whitehead 50 Knowle Ave. M.C. Whitehead *J. Clark*  
 Vanessa Mount 48 Roe Lane, PR9 7HT *M. Whitehead*  
 Joan Mackrod 1/76 Promenade PR9 0JT  
 Sheila Denton 62 Rydes Cr. Birkdale, PR8  
 Annabelle Denton 55 Mill Lane Southport PR9 7PL.  
 Lynne Dewsonap. 2/76 Promenade Southport, PR9  
 SHEILA JESSAMINE 4 MATLOCK AVE SOUTHPORT  
 KIM MARSDEN 8 BLUNDEL CRESC. HILLSIDE SPART *PR9 4E*  
 LORNA HOLLEHEAD 5, QUINTON Close Ainsdale PR  
 Neil M. Mackenzie 20 SCARBOROUGH NEW ROAD PR8 6BT  
 Patricia Mackenzie 20, Scarborough New Rd PR8 6BT  
 Alison Ayres 12 Delaware Rd PR8 2RJ  
 Elizabeth Jones 12 Crescent Rd PR8 4SR  
 Ruth Jones 12 Crescent Rd PR8 4SR  
 STEVE TAYLOR 26 RAWLINSON RD PR9 9NP  
 MAGGIE KELT " " " PR9 9ND  
 MORAG MEDICKEN 75 CHATSWORTH ROAD PR8 2QC  
 Brian Dalrymple 112 CHATSWORTH ROAD PR8 2QC  
 Peter K. Fitzhugh 52 BEACH FRICKY GARDENS PR8 1R  
 M. H. H. 33 Deneby Ainsdale PR8 2QU  
 G W Hooper 34 Trafalgar Rd Apt 5 Birkdale

# Agenda Item 4d

Birkdale Dunes.  
your Ref: 5/2010/0170  
Mr. Dave Martin

15, Sherringham Road,  
Birkdale,  
Southport,  
Merseyside.  
PR8 2HQ.  
Tel / Fax: 01704 562502 TFS  
9th March 2010



Dear Sirs,

With regard to the proposed cycle track three metres wide through Birkdale Dunes, I would like to represent all of those people who are opposed to this plan.

Enclosed is a petition signed over the last few days, which was the only time available, as NO public notices have been posted on site.

This petition has been endorsed by Councillor David Pearson, Dukes ward, Sefton.

I await a reply from yourself as to the date and venue for any interested groups to give their opinions, and for that to be made public in the local press.

I await your reply.

yours sincerely,

Susan Brown

MRS. SUSAN BROWN

29  
27  
21  
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10  
7  
111 SIGNATURES



OPROBING CYCLE TRACK		BIGDALE DUNES
SIGNATURE	PRINT NAME	ADDRESS
<i>M. Merone</i>	MALCOLM MERONE	10 MAR 2010 6, SOUTHPORT RD SCARLEIGH S/PART.
<i>Oliver Brown</i>	OLIVER BROWN	1 NEWBURN CLOSE, SPELMERSDALE, WN8 6PJ
<i>Debbie Harold</i>	Debbie Harold	1, Ash St Southport
<i>P.K. Filshie</i>	P.K. FILSHIE	52, BEACH PRIORY GARDENS, S/P
<i>H Radcliffe</i>	H RADCLIFFE	28 HASTINGS RD, PR8 2LW.
<i>M Marsh</i>	M MARSH	70 HEATHFIELD RD.
<i>Susan Brown</i>	SUSAN BROWN	15 Sherringham Rd
<i>Diane Lawson</i>	DIANE LAWSON	32 STANLEY AVE.
<i>John Clark</i>	John Clark	16 Elizabeth Ave.
<i>Heather Crook</i>	HEATHER CROOK	151 HAMPDEN ROAD.
<i>Quentin Jones</i>	QUENTIN JONES	44 Rivington Close
<i>John Mar</i>	JOHN MAR	2A Blington Rd
<i>T.H. Tasker</i>	T.H. TASKER	16 Unit Rd.
<i>Katie Lovett</i>	KATIE LOVETT	41, ALMA RD, PR8 4AN
<i>Mark Lovett</i>	MARK LOVETT	41, ALMA RD., PR8 4AN.
<i>Alison Scott</i>	ALISON SCOTT	16 CRESCENT RD, PR8 4SR
<i>Roberta Dickinson</i>	Roberta Dickinson	76 Zetland St, PR9 0RH
<i>Mike Stead</i>	MIKE STEAD	138, CEMETERY RD PR8 5DQ
<i>L. Wanless</i>	L. WANLESS	25 Wolbeck Road.
<i>C Dawson</i>	C DAWSON	10 HAMPTON RD PR8 6SS
<i>S. Eyes</i>	S EYES	21, ALMUND RD PR8 3DQ
<i>N. Lawson</i>	N. LAWSON	32 STANLEY AVENUE
<i>H.V. Allison</i>	H.V. ALLISON	57 SENCROFT CRESCENT
<i>C. Newsham</i>	C. NEWSHAM	137 HEW RD S'PART
<i>L. Tringham</i>	L. TRINGHAM	137 HEW RD S'PART.
<i>A Henderson</i>	A HENDERSON	17, HENLEY DRIVE, Spart
<i>K Henderson</i>	K HENDERSON	17, HENLEY DRIVE, Spart
<i>J Upton</i>	J. UPTON	C/O 32 STANLEY AVE
<i>S. Parry</i>	S. PARRY	272 GUILDFORD ROAD

29

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Committee: **PLANNING**

Date of Meeting: **07 April 2010**

Title of Report: **S/2010/0171**  
**36 Litherland Park, Litherland**  
(Ford Ward)

Proposal: Conversion to 5 no. apartments including the erection of a part two and a half - part two storey extension to the side and two storey extension to the rear, new basement access and car parking to the rear

Applicant: Mrs S Stockton

## **Executive Summary**

This application concerns the conversion and extension of a large semi-detached property to provide 5 apartments. Issues include the principle of the development together with the scale, siting and design of the extension, the effects on residential amenity, highway safety and the character of the area as well as tree issues.

**Recommendation(s)**                      **Approval**

## **Justification**

The proposal is acceptable in principle and in terms of the scale, siting and design of the extension and the proposed scheme will not have a detrimental impact on the character of the area, on residential amenity, on highway safety and on tree considerations, therefore approval is recommended.

## **Conditions**

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. S106 Agreement
4. M-1 Materials (matching)
5. M-3 Obscure Glazing
6. M-6 Piling
7. L-3 No felling
8. Landscaping (scheme)
9. L8 Landscape Implementation
10. H-6 Vehicle parking and manoeuvring
11. H-7 Cycle parking

# Agenda Item 4e

## Reasons

1. RT-1
2. RX1
3. R106
4. RM-1
5. RM-3
6. RM-6
7. RL-3
8. RL-3
9. RL1
10. RH-6
11. RH-7

## Notes

1. The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Highways Development Control Team on Tel: 0151 934 4175 to apply for a new street name/property number.

## Drawing Numbers

01, 02, 03, 04, 05, 06, 12, 13, 14, 15, 16 & 17 received 5/2/10, 08A, 09A, 10A & 11A received 18/3/10 and 07B received 19/3/10

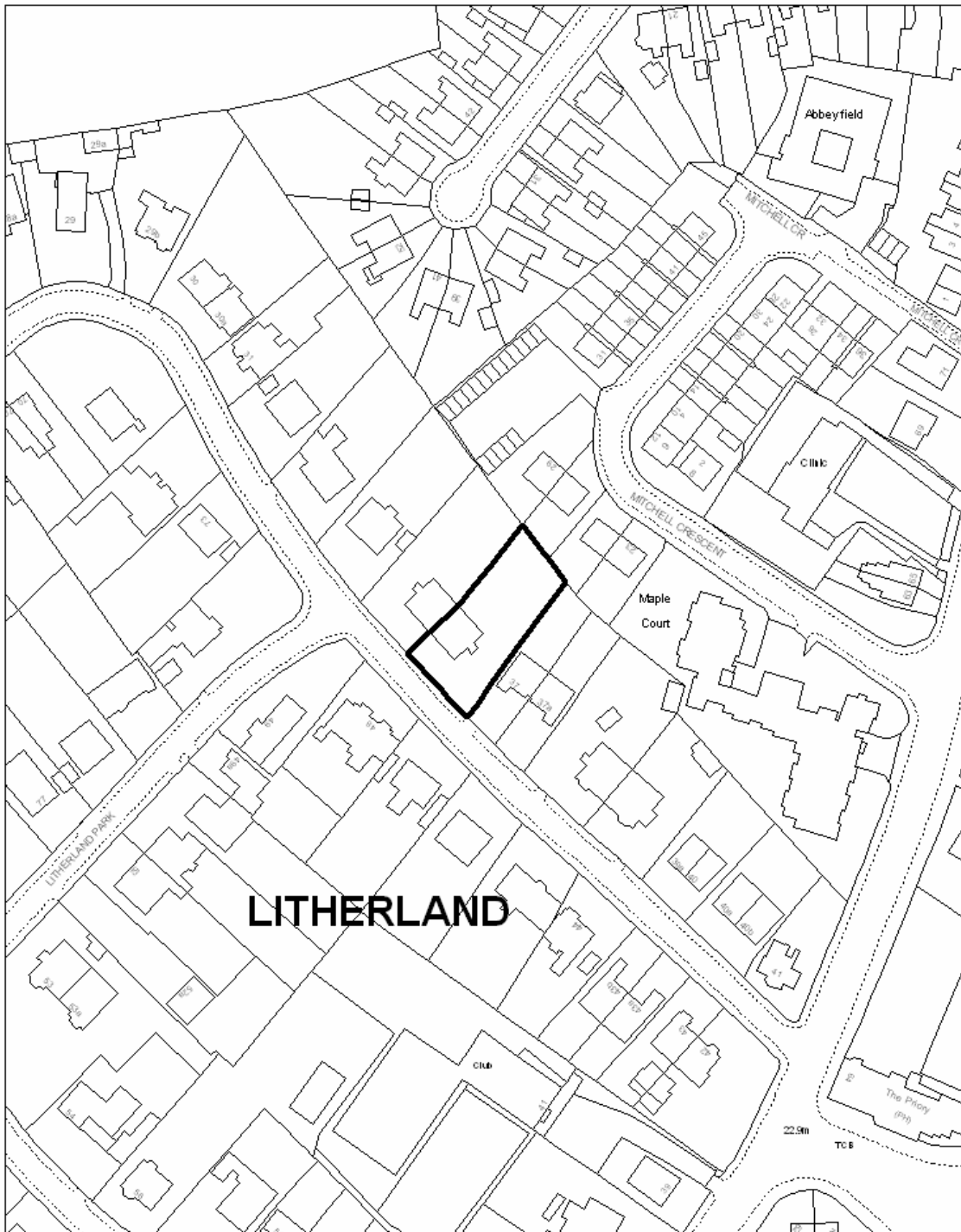
## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

## List of Background Papers relied upon in the preparation of this report

History referred to  
Policy referred to

# Agenda Item 4e



<b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>		S/2010/0171 36 Litherland Park Litherland L21 9HP OSGR: 333789, 397917	Sheets: 89C Area: 810 sqm	<b>Standard Site Plan</b> Scale: 1:1250 Date: 19/3/2010 Drawn By: BBERT on
<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sefton Council Licence No. 1000181921</small>		Ward(s): Ford Postcode Sector(s): L21 9 Polling District(s): F3 F1 Parish(es): None Found		

## The Site

The site contains a large semi-detached property situated in Litherland Park. The property is presently divided into 7 bedsits over three floors with the basement rooms used as storage space. There is an existing vehicular access point adjacent 37 Litherland Park and parking space for cars at the side of the existing property.

The site is surrounded by residential properties of various styles.

## Proposal

Conversion to 5 no. apartments including the erection of a part two and a half - part two storey extension to the side and two storey extension to the rear, new basement access and car parking to the rear.

## History

S/2003/0245 Outline application for the erection of one detached dwellinghouse on land to be severed from no. 36 including the erection of a rear conservatory. Refused 9/5/03

## Consultations

Environmental Protection Director – no objection subject to standard piling condition.

Highways Development Control – no objections; access and parking arrangements are acceptable; cycle parking for residents is acceptable although a single Sheffield stand for visitors is required. Conditions required to control vehicle parking areas and cycle parking provision plus address informative needed.

## Neighbour Representations

Last date for replies: 10/3/10

A petition containing 28 signatures as well as individual letters have been received from 35, 37 and 47 Litherland Park and 27 and 29 Mitchell Crescent.

Objections relate to overshadowing, overlooking and overbearing impacts of the extension; noise, disturbance and pollution from rear car park; security issues; insufficient off-street parking provided leading to further congestion and danger in Litherland Park; additional tree planting will cause further nuisance, overshadowing and hazardous conditions; extension will spoil views; stress during construction work; sufficient apartments in the area; drainage queries; protected tree removed.

## Policy

The application site is situated in an area allocated as Residential on the Council's Adopted Unitary Development Plan.

AD2	Ensuring Choice of Travel
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development

# Agenda Item 4e

H10	Development in Primarily Residential Areas
MD1	House Extensions
MD2	Conversion to Flats

## Comments

The main issues to consider are the principle of the proposal, the scale, siting and design of the extension, the effects on residential amenity for existing and proposed residents and on the character of the area, impact on highway safety, as well as tree issues.

The property lies within a residential area and has been in use as bedsits. UDP Policy MD2 advises that buildings proposed for conversion to flats should have 4 or more bedrooms which is the case here. The proposal for flat conversion is considered acceptable in principle.

The existing building measures 9.6m wide by 9.8m deep. The proposed extension has an overall frontage width of 7.5m although this is a maximum width as the extension tapers towards the rear due to the shape of the site. The extension is divided into a 2.5 storey height extension (2.6m wide) directly adjacent the existing building with the remaining element of the extension lowered to 2 storeys in height. Both elements of the side extension are stepped back from the front of the existing building. The extension extends the full depth of the existing building and projects 3m beyond the rear wall of the existing property closest to 37 Litherland Park. The 2 storey extension wraps around the rear of the property where it projects 4m from the existing rear elevation. This extension is 6m away from the attached semi, 35 Litherland Park.

The size, scale and mass of the extension are considered appropriate in the context of the existing building. It has been designed as a subordinate element to the existing building and incorporates features which are in keeping with the existing design of the property including matching facing and roofing materials, matching brick feature panel, and matching window style on the front elevation including a ground floor bay window.

The size, scale and siting of the proposed extension satisfy SPG advice on house extensions and are considered acceptable in terms of their direct overshadowing and overbearing impacts on adjacent residents. Windows to the side elevation of the extension are to be fitted with obscure glass and a condition can be imposed to restrict these to fixed windows in order to protect the privacy of adjacent residents.

The proposal to convert and extend the property from 7 bedsits to 5 two bedroom flats is not considered detrimental to the character of the area and unlikely to cause any significant additional harm to surrounding residents.

Each of the proposed flats contains two bedrooms and a floor area exceeding 57 sqm which satisfies guidance contained in Sefton's Interim Planning Guidance: New Housing in South Sefton. The rear garden will provide an area of outdoor amenity space exceeding 180 sqm which exceeds the guidance of 30 sqm per unit.

The initial submission included an additional flat within the existing basement area of the property. This was considered unacceptable and failed to comply with SPG guidance for flat conversions due to the poor outlook for residents within the basement area. This area will now be used for storage purposes for the residents.

The proposal involves the provision of one car parking space per flat within the site.



Highways Development Control are satisfied with this level of parking provision and with the access arrangements. Cycle parking provision for residents in the form of a covered cycle store is acceptable and amended plans have been provided showing a cycle stand adjacent the front entrance for use by visitors to the site.

Adjacent residents are concerned about noise, disturbance and pollution caused by cars parking in the rear garden. However, this part of the proposal is considered acceptable and it is not felt that residents will suffer a significant loss of amenity through an extension of the existing parking area to accommodate 5 laid out parking spaces. Similarly, issues of security are not considered to be significantly different to the present situation.

With regards to tree issues, Policy DQ3 requires the provision of 3 new trees per dwelling created. This equates to a total of 12 new trees for the 4 additional units of residential accommodation created by the development. The applicant proposes to plant 6 new trees in the rear garden and to pay a commuted sum via a legal agreement to enable the planting of the remaining 6 trees in the vicinity of the site. The commuted sum will be  $6 \times \text{£}460.40 = \text{£}2762.40$ .

A tree has been removed from the side garden in order to facilitate the extension but records show that this tree was not subject to a Tree Preservation Order.

## Reasoned Justification

The proposal is acceptable in principle and in terms of the scale, siting and design of the extension and the proposed scheme will not have a detrimental impact on the character of the area, on residential amenity, on highway safety and on tree considerations, therefore approval is recommended.

Contact Officer: **Mrs S Tyldesley Telephone 0151 934 3569**

Case Officer: **Mrs D Humphreys Telephone 0151 934 3565 (Tue, Thu & Fri)**

# Agenda Item 4e



B E Webster  
37 Litherland Park  
Litherland  
Liverpool  
L21 9HP  
01519201800  
brian.e.webster@openreach.co.uk

PLANNING REF: S/2010/0171

DATE 04/03/2010

To Whom It May Concern:

I am writing to you with my planning objections, I have to the planning application submitted S/2010/0171 for the new extension to the side and rear of 36 Litherland Park including the car park in the garden. There has been a planning application at this property before that has been refused by Planning Committee S/2003/0245 on 08/05/03.

I will be submitting a petition backed by a councillor.

I object for the following reasons to the:

Conversion to 6 no. apartments including the erection of a part two and a half - part two storey extension to the side and two storey extension to the rear, new basement access and car parking to the rear.

1: LIGHT.

2: NOISE POLLUTION AND DISTURBANCE.

3: SECURITY

1: LIGHT.

I strongly object to the size, height and close proximity of the new extension and think this would have an overbearing presence that would dominate the side of my house. This would make the side of my house very dark. There are windows to the hall, bathroom and kitchen on the side of the house that would lose all of the afternoon sun light. I also think the height and location of the windows in the new extension are at a very obtrusive angle looking down into the hall and bathroom even though there is frosted glass to be put in the windows they will not always be shut in the flats. I would find this not acceptable. I would also lose a significant amount of light to the rear garden with long shadows reaching the end of my garden especially through the winter months as the sun is lower in the sky and we are not south facing. Having two small children that enjoy the garden all year round and a lot of plant life that might suffer I also think this is unacceptable.

2: NOISE POLLUTION AND DISTURBANCE

I strongly object to the car park to the rear of 36 Litherland because of noise, disturbance and pollution. Cars driving down the side of my house to access the car park twenty-four hours a day, all year round is not acceptable. The noise of car engines revving in the morning, late evening and weekends and cars driving up and down the access road, car doors banging, car alarms going off, car headlights glaring through the fence and people talking all hours of the day and night would be a major disturbance. I would find the tranquillity of my back garden disturbed and think that this amount of noise pollution is unacceptable. I have two small children with bedrooms at the rear of my property and think this would also upset their sleep patterns.

3: SECURITY

I strongly object to the car park to the rear of 36 Litherland Park because this will have a major security impact on my family, and all the other residents that adjoin the garden to the side and rear of 36 Litherland Park. All of whom I have contacted and all have the same concerns. A dark

secluded car park will attract thieves. The fences and walls that separate all the properties are not that high, and any one can look over into all the adjoining properties and my kitchen and conservatory. Not knowing who is permitted in the car park twenty-four hours a day would leave my family feeling very threatened and insecure. I would have to fit extra security devices to the fence and house, at my expense to make me feel remotely secure. I don't know of any other car parks to the rear of any properties in Litherland Park and hope this isn't the first.

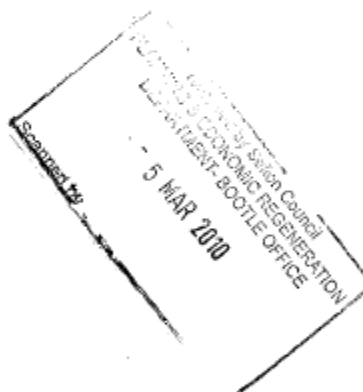
Summary

I am fully opposed to the

Conversion to 6 no. apartments including the erection of a part two and a half - part two storey extension to the side and two storey extension to the rear, new basement access and car parking to the rear.

I hope that all my planning objections and the neighbor's of the surrounding properties can be considered.

Yours sincerely



# Agenda Item 4e

## PETITION

PLANNING REF S/2010/0171 36 LITHERLAND PARK L219HP  
 PETITION AGAINST THE ERECTION OF A NEW EXTENSION TO ACCOMMODATE 2  
 NEW FLATS TO THE SIDE AND REAR OF 36 LITHERLAND PARK  
 AND A CAR PARK AT THE REAR IN THE GARDEN

Received by  
 Planning & Economic  
 Development South  
 5 MAR 2010

PRINT NAME	ADDRESS	SIGNATURE
E. WEBSTER	37 LITHERLAND PARK L21	E Webster
BE WEBSTER	37 LITHERLAND PARK L21	BE Webster
G BRADGERT	37A LITHERLAND PARK L21	G Bradgert
G KUMING	35 LITHERLAND PARK L21	G Kuming
N. RUMSBY	35 Litherland Park	N. Rumsby
J. ORR	47 LITHERLAND PARK	J. Orr
D ORR	47 Litherland Park	D Orr
C STANGE	46 LITHERLAND PARK	C Stange
N. SIZEL	39a Litherland Park	N. Sizel
M. SIZEL	39a Litherland Park	M. Sizel
D ELVIS	40 Litherland Park	D Elvis
C BORLAND	40A " "	C Borland
P T. PORTER	23 MITCHELL CRESCENT	P. Porter
A Porter	11 " "	A Porter
P J PORTER	11 " "	P. Porter
FAY STROM	43B LITHERLAND PK	F. Strom
J. SWANN	43 LITHERLAND PK	J. Swann
T SWANN	" "	T. Swann
L SWANN	" "	L. Swann
A SWANN	" "	A. Swann
D PHILLIPS	25 MITCHELL CRESCENT	D. Phillips
E PHILLIPS	27 " "	E. Phillips
		E. A. Luskow
K. T. BUCK	41, NORWOOD AVE	K. T. Buck
G. BUCK	41, NORWOOD AVE	G. Buck
E SEANOR	4 LITHERLAND PARK	E. Seanor
M DEAN	4A LITHERLAND PK	M. Dean
B. Webster	148 HUTTON HILL RD	B. Webster
S. JENSEN	112 SONNINE AVE	S. Jensen

3/3/10.  
 Ch. Kevin Mackay.

# Agenda Item 5

**Committee:** **PLANNING**

**Date of Meeting:** **7 April 2010**

**Title of Report:** **Planning Approvals**

**Report of:** **Andy Wallis**  
**Planning & Economic Regeneration Director**

**Contact Officer:** **S Tyldesley (South Area) Tel: 0151 934 3569**  
**P Hardwicke (North Area) Tel: 0151 934 2201**

<b>This report contains</b>	<b>Yes</b>	<b>No</b>
Confidential information		✓
Exempt information by virtue of paragraph(s) ..... of Part 1 of Schedule 12A to the Local Government Act 1972		✓
Is the decision on this report DELEGATED?	✓	

## Purpose of Report

The items listed in this Appendix are recommended for approval.

## Recommendation

That the applications for planning permission, approval or consent set out in the following appendices be APPROVED subject to any conditions specified in the list for the reasons stated therein.

## Corporate Objective Monitoring

<b>Corporate Objective</b>		<b>Impact</b>		
		<b>Positive</b>	<b>Neutral</b>	<b>Negative</b>
1	Regenerating the Borough through Partnership	✓		
2	Raising the standard of Education & Lifelong Learning		✓	
3	Promoting Safer and More Secure Communities	✓		
4	Creating a Healthier, Cleaner & Greener Environment through policies for Sustainable Development	✓		
5	Strengthening Local Democracy through Community Participation		✓	
6	Promoting Social Inclusion, Equality of Access and Opportunity		✓	
7	Improving the Quality of Council Services	✓		
8	Children and Young People		✓	

# Agenda Item 5

## **Financial Implications**

None

## **Departments consulted in the preparation of this Report**

See individual items

## **List of Background Papers relied upon in the preparation of this report**

The Background Papers for each item are neighbour representations referred to, history referred to and policy referred to. Any additional background papers will be listed in the item. Background Papers and Standard Conditions referred to in the items in this Appendix are available for public inspection at the Planning Office, Magdalen House, 30 Trinity Road, Bootle, up until midday of the Committee Meeting. Background Papers can be made available at the Southport Office (9-11 Eastbank Street) by prior arrangement with at least 24 hours notice.

A copy of the standard conditions will be available for inspection at the Committee Meeting.

The Sefton Unitary Development Plan (adopted June 2006), the Supplementary Planning Guidance Notes, and the Revised Deposit Draft Unitary Development Plan are material documents for the purpose of considering applications set out in this list.

## Approvals Index

<b>5A</b>	<b>S/2010/0060</b>	<b>154A Sussex Road, Southport</b>	<b>Norwood Ward</b>
<b>5B</b>	<b>S/2010/0093</b>	<b>30 Moorgate Avenue, Crosby</b>	<b>Victoria Ward</b>
<b>5C</b>	<b>S/2010/0207</b>	<b>Lakeside Leisure Centre, Waterloo</b>	<b>Church Ward</b>
<b>5D</b>	<b>S/2010/0305</b>	<b>Lakeside Leisure Centre, Waterloo</b>	<b>Church Ward</b>

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Committee:	<b>PLANNING</b>
Date of Meeting:	<b>07 April 2010</b>
Title of Report:	<b>S/2010/0060</b> <b>154A Sussex Road, Southport</b> (Norwood Ward)
Proposal:	Erection of a three storey block containing 10 self-contained flats
Applicant:	Mr P Halsey Broadley Developments Limited

## **Executive Summary**

The proposal seeks to develop this site on Sussex Road for 10 flats in total, two more than already approved. The previous permissions have been for a mix of flats and residential dwellings, but the new proposal seeks to add a further two flats.

The issues relate to design, the implications for highway safety and the amenity of existing and prospective residents.

**Recommendation(s)**                      **Approval**

## **Justification**

The scheme complies with the aims and objectives of the Sefton UDP and, in the absence of all other material planning considerations, the granting of planning permission is therefore justified.

## **Conditions**

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. S-106 Standard S106
4. M-2 Materials (sample)
5. M-3 Obscure Glazing
6. M-4 Window Details
7. L-4 Landscape Implementation
8. L-5 Landscape Management Plan
9. H-6 Vehicle parking and manoeuvring
10. H-7 Cycle parking
11. M-6 Piling
12. Con-1 Site Characterisation
13. Con- 2 Submission of Remediation Strategy
14. Con-3 Implementation of Approved Remediation Strategy
15. Con-4 Verification Report
16. In the event that previously unidentified contamination is found at any time

# Agenda Item 5a

when carrying out the approved development immediate contact must be made with the Local Planning Authority and works must cease in that area. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 12, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 13, which is subject to the approval in writing of the Local Planning Authority.

Following completion of the remedial works identified in the approved remediation strategy a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 15 above.

## 17. H16 Bin Store

### Reasons

1. RT-1
2. RX1
3. RS-106
4. RM-2
5. RM-3
6. RM-4
7. RL-4
8. RL-5
9. RH-6
10. RH-7
11. RM-6
12. RCON-1
13. RCON-2
14. RCON-3
15. RCON-4
16. RCON-5
17. To ensure appropriate provision for the storage of bins for waste and recycling and to comply with Sefton UDP Policy CS3.

### Notes

1. The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Highways Development Control Team on Tel: 0151 934 4175 to apply for a new street name/property number.

The applicant is advised that all works to the adopted highway must be carried out by a Council approved contractor at the applicant's expense. Please contact the Highways Section on 0151 934 4175 or [development.control@technical.sefton.gov.uk](mailto:development.control@technical.sefton.gov.uk) for further information.

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation

# Agenda Item 5a

must not commence until the conditions above have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing, until that condition has been complied with in relation to that contamination. Contaminated land planning conditions must be implemented and completed in the order shown on the decision notice above.

## **Drawing Numbers**

Location plan, Site plan, Elevations TBC.

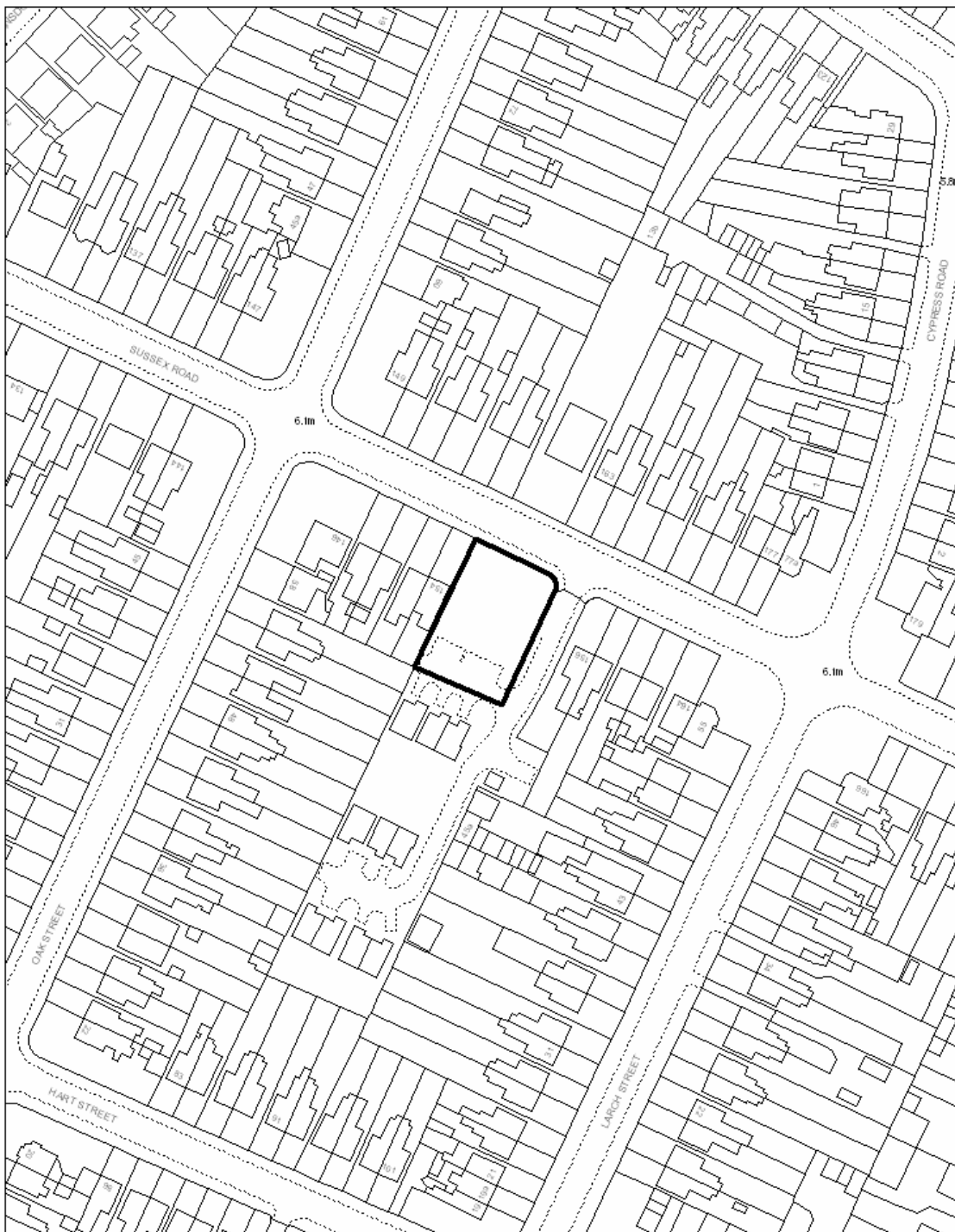
# Agenda Item 5a


## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

## List of Background Papers relied upon in the preparation of this report

History referred to  
Policy referred to



 <b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>	S/2010/0060 154A Sussex Road Southport		Standard Site Plan Scale: 1:1250 Date: 19/3/2010 Drawn By: BBERTON
	OSGR: 335341, 416729	Sheets: 4/1A	Area: 842 sqm

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S/2010/0060

# Agenda Item 5a

## The Site

The application site is part of a former car wash on which planning permissions have been granted for a mix of development in the form of dwellings and flats. The area is otherwise largely residential in character but lines a busy route into Southport town centre.

## Proposal

Erection of a three storey block containing 10 self-contained flats

## History

The following recent applications are of most relevance.

S/2004/0971 – Outline application for the erection of 4 blocks of two storey dwellinghouses (11 in total) after demolition of existing premises – refused 21 October 2004.

S/2005/0407 - Erection of a 2 detached and 8 semi-detached dwellinghouses and a detached 3 storey block of 8 self-contained flats after demolition of the existing premises – approved 30 June 2005.

S/2006/0651 - Erection of a 2 detached and 8 semi-detached dwellinghouses and a detached 3 storey block of 8 self-contained flats after demolition of the existing premises (alternative to S/2005/0407) – approved 24 August 2006.

## Consultations

Highways Development Control – no objection subject to conditions

Environmental Protection Director – no objection subject to conditions including contaminated land and piling

United Utilities – no objection subject to site being drained on a separate system, with foul drainage

Merseyside Fire Service – no objection

## Neighbour Representations

Last date for replies: 15 February 2010

Letters from 41 Larch Street, 157 and 165 Sussex Road, on the following grounds:

Concerns over previous unauthorised piling,  
Concerns over traffic congestion,  
Building height and scale out of character with area,  
Loss of privacy for residents opposite.

## Policy

The application site is situated in an area allocated as Primarily Residential Area on the Council's Adopted Unitary Development Plan.

AD2	Ensuring Choice of Travel
CS1	Development and Regeneration
DQ1	Design
DQ3	Trees and Development
DQ4	Public Greenspace and Development
EP3	Development of Contaminated Land
EP6	Noise and Vibration
H10	Development in Primarily Residential Areas
H11	Mixed Use Developments Incorporating Housing
H3	Housing Land Supply

## Comments

The proposal seeks to build 10 flats on the site in the area which currently has approval for 8. The dwellings to the rear have been completed.

The application site when added to the area previously constructed amounts to 0.39 hectares. The density of this scheme therefore equates to approximately 51 units per hectare. Policy H8 in the UDP indicates that proposals for new residential development should contribute to the efficient use of land by encouraging development at a net density of between 30 and 50 dwellings per hectare. The density of the scheme exceeds this by a marginal amount, but keeps within the existing approved built form envelope and is therefore acceptable.

The development would result in a building of identical scale to that already approved, but of significantly improved design, with bay features provided to respect the classic Victorian style of other nearby property. It would to a degree be seen as taller than those either side, but the eaves heights are consistent and the additional height is from the roof pitch, which has been partly hipped to reduce its impact.

The new flats retain a metre spacing to the boundary and though there are some windows in the side of no. 154, these are secondary windows contained in the kitchen of this property, which has rear facing windows projecting beyond the main rear elevation of the flat block. This property should suffer no loss of light. The side facing windows in no. 156 are in the applicants control but would have no loss of outlook as the flat building does not directly align.

SPG on New Housing Development identifies acceptable distances between access roads and residential properties. This indicates that there should be a minimum separation distance of 6 metres between side facing habitable room windows in the existing house at 156 Sussex Road and the new access road. This distance is required to prevent disturbance to the properties at the front of backland sites.

There is no direct overlooking or loss of privacy to dwellings opposite; this is due to the 30 metre distance between property frontages. The provision of frontage

# Agenda Item 5a

windows is entirely consistent with the prevailing street pattern.

The required separation distances between the access and the windowed elevation (6 metres) and the blank side elevation (4 metres) are achieved. On this basis it is considered that an acceptable level of residential amenity remains for the occupiers of no. 156.

The scheme gives rise to 290 square metres of outdoor amenity space, all at the property frontage. This is 10 square metres below that are usually required, but it is not considered to be a basis for refusing planning permission.

The breakage of the bays into the eaves will assist in disguising the height increase and a glazed entrance feature is proposed which will offer an excellent street scene appearance.

Access is to be derived adjacent to the side elevation of no. 156. The development is designed specifically to enable one cycle space per flat; and Sheffield Stands are provided adjacent to the entrance to the building. These measures significantly assist in encouraging residents to take up additional choices of travel.

The need for bin storage has not been ignored and the proposal makes appropriate provision for two large euro refuse bins and an equivalent recycling facility to the rear of the premises away from obvious street scene view.

The scheme does not bring additional greenspace requirements as it in its own right, it is not for more than 5 additional dwellings. The applicant has contributed a total of £26,497.44 towards greenspace provision via the approvals already granted.

In terms of tree provision, a total of 12 trees are provided within the red line area, but in keeping with the overall scheme requirements including the dwellings built, 60 are required and 54 provided giving rise to a shortfall of six. It is not considered that these can be provided on site.

At 2009/2010 rates, a total of £2,682 (£447 per tree) is required by Section 106 Agreement and in compliance with Policy DQ3. The applicant is agreeable to this payment.

The Planning and Economic Regeneration Director recommends that the application be approved.

## **Reasoned Justification**

The scheme complies with the aims and objectives of the Sefton UDP and, in the absence of all other material planning considerations, the granting of planning permission is therefore justified.



# Agenda Item 5a

Contact Officer: **Mrs S Tyldesley** Telephone **0151 934 3569**

Case Officer: **Steve Faulkner** Telephone **0151 934 3081**

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Committee: **PLANNING**

Date of Meeting: **7<sup>th</sup> April 2010**

Title of Report: **S/2010/0093**  
**30 Moorgate Avenue, Crosby**  
(Victoria Ward)

Proposal: Erection of a two storey extension to the rear of the dwellinghouse (resubmission of S/2009/1127 withdrawn 26/01/2010)

Applicant: Mr A Walker

## **Executive Summary**

The main issues to consider are compliance with policy and the impact on neighbouring residential amenities. It is the impact of the first floor element of the extension on the residential amenities of Nos. 94 & 96 the Northern Road which is of particular concern.

**Recommendation(s)                      Approval**

## **Justification**

The proposed development by reason its siting and design, would have no significant detrimental effect on either the character of the street scene or on the amenities of the neighbouring occupiers and therefore complies with UDP policy MD1/SPG House Extensions.

## **Conditions**

1. T-1 Full Planning Permission Time Limit
2. M-3 Obscure Glazing
3. M-1 Materials (matching)
4. X1 Compliance

## **Reasons**

1. RT-1
2. RM-3
3. RM-1
4. RX1

## **Drawing Numbers**

A/313/01A

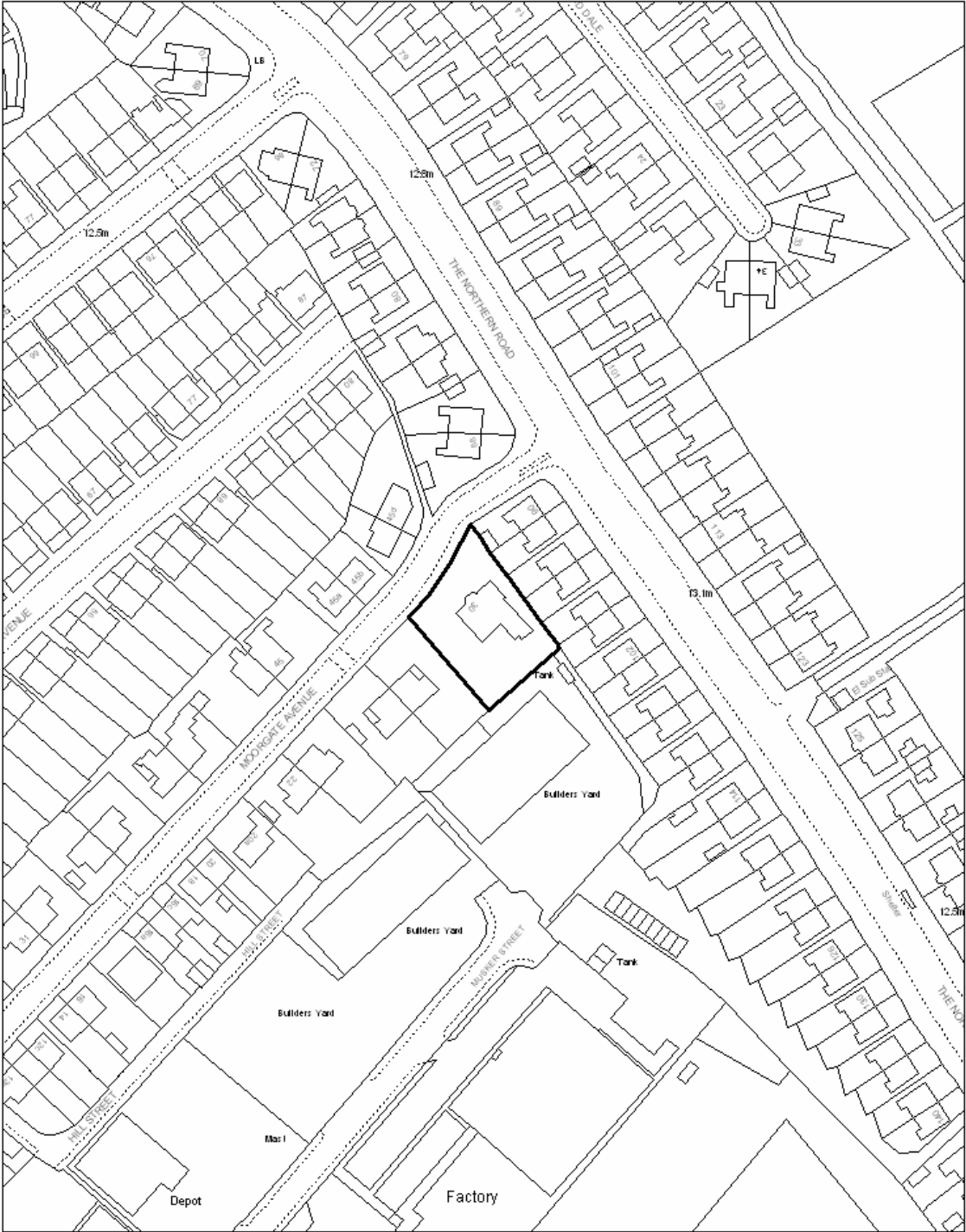
# Agenda Item 5b

## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

## List of Background Papers relied upon in the preparation of this report

History referred to  
Policy referred to



<b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>		S/2010/0093 30 Moorgate Avenue Crosby L23 0UF OSGR: 332689, 399593    Sheet(s): 129C    Area: 849 sqm		<b>Standard Site Plan</b> Scale: 1:1250 Date: 23/2/2010 Drawn By: BEERT on	
<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sefton Council Licence No. 1000181923.</small>		<small>Created by Sefton Council Planning &amp; Economic Regeneration Department using MapInfo</small>		Ward(s): Victoria Postcode Sector(s): L23 0, L23 2 Polling District(s): LA 16 Parish(es): None Found	

# Agenda Item 5b

## The Site

A detached two storey dwellinghouse situated on the south side of Moorgate Avenue.

## Proposal

Erection of a two storey extension to the rear of the dwellinghouse (re-submission of S/2009/1127 withdrawn 26/01/2010)

## History

S/2010/1127 Erection of a two storey extension to the rear of the dwellinghouse – withdrawn 26/01/2010

## Consultations

N/A

## Neighbour Representations

Councillor Tonkiss has requested a site visit by the Visiting Panel to view the site from No. 94 The Northern Road. Comments:- extension should be limited to single storey, two storey will eliminate any view of the sky for residents at Nos. 94 & 96 The Northern Road at ground level, it will reduce natural heat from the sun and heating costs will rise (significant factor for elderly resident), will block out light into rear living room where she sits and reads books whilst looking out of the window.

Letters of objection from Nos. 94 & 96 the Northern Road re: Living room is 12ft x 10ft (which faces the side of No. 30) where sit, eat, gaze out of window, can see sky and clouds with light in the room, indoors most of the day (as in 80's), will be deprived of all this, huge high extension, single storey extension would be acceptable. Already large extension and chimney which blocks sunlight and casts shadow over house and garden, proposal will block direct sunlight to garden, will be an eye-sore to ourselves, neighbours and future buyers, de-value property making it more difficult to sell, invasion of privacy, affect quality of life, loss of light to property and sunny garden (suffer from illness resulting from lack of direct sunlight which improves quality of life – this would be lost).

## Policy

The application site is situated in an area allocated as residential on the Council's Adopted Unitary Development Plan.

MD1 House Extensions  
SPG House extensions

## Comments

The main issues to consider are compliance with policy and the impact on neighbouring residential amenities.

### Policy

Policy MD1 and the associated SPG seeks to ensure that extensions appear as sub-ordinate to the main dwelling and that they do not adversely affect the residential amenities of neighbouring occupiers. The SPG recommends that blank walls of two storey extensions should be at least 12m from the habitable room windows of nearby homes.

The proposal has been reduced in size from the previous application. The extension would square off the ground floor to the rear with a width of 5.5m and depth of 6.6m. The first floor element would be 2m smaller in width than proposed on the previous application. It would be 5.8m in width, 6.7m in depth with a maximum height of 8m. The proposed roof would be lower than the main dwelling which is 9.4m to the apex.

### Impact on Neighbouring Residential Amenities

The main concern is the impact on the residential amenities of the occupiers of Nos. 94 & 96 The Great Northern Road which back onto the site. These gardens have an average length of 8.5m with views from the rear lounge, kitchen and bedrooms. The views from these windows face directly to the side elevation of No. 30 Moorgate. There is an interface distance of 15m from the rear windows of Nos. 94 & 96 to the proposed side elevation of the extension. This distance has been increased by 2m from the previous application. The SPG recommends an interface distance of 12m to avoid over-shadowing of gardens and to protect loss of daylight or sunlight entering a habitable room. In addition the roof has been reduced in height so that it would appear as sub-ordinate to the main dwelling.

The outlook from the rear rooms to Nos. 94 & 96 would be altered by the proposal to some extent. However given that the roof height would be significantly lower than the main roof and that the interface distances comply with policy it is considered that the impact does not justify a refusal in this case.

Whilst the Council is sympathetic to the individual circumstances of the occupiers of Nos. 64 & 96 the Northern Road these issues are not material planning considerations.

A small window is proposed to the first floor elevation side (to serve an en-suite) and this would be obscurely glazed (condition attached). No adverse impact would therefore be created to No. 28 Moorgate Avenue.

Contact Officer:                    **Mrs S Tyldesley    Telephone 0151 934 3569**

Case Officer:                        **Miss L Poulton     Telephone 0151 934 2204**

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Committee: **PLANNING**

Date of Meeting: **07 April 2010**

Title of Report: **S/2010/0207**  
**Crosby Lakeside Adventure Centre**  
**Cambridge Road, Waterloo**  
(Church Ward)

Proposal: Erection of a detached container storage area and portacabin and additional 1.8m high fencing to the car park

Applicant: Mr A Robertson Sefton Council Leisure Services

## **Executive Summary**

This proposal is for 3 developments associated with the new Lakeside Adventure centre. The issues concern the principle of the developments on greenspace and the visual impacts of the proposals in context.

**Recommendation(s) Approval**

## **Justification**

The development is acceptable in principle as minor development directly related to the existing use of the site and the portacabin and containers are acceptable in visual terms on a temporary basis. Taking these and all other material considerations into account the proposal complies with UDP policies and is acceptable.

## **Conditions**

1. T-6: Temporary Building (Time Limit)
2. The containers hereby permitted shall be removed and the land restored to its former condition on or before 1st April 2015 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.
3. The fence hereby permitted, shall be painted, or colour coated black within one month of its erection.
4. X1 Compliance

## **Reasons**

1. RT-6
2. The proposed containers are not a suitable form of permanent development.

# Agenda Item 5c

3. RM-5
4. RX1

## **Notes**

## **Drawing Numbers**

Drawings GH 0001Q and 3673/SK01

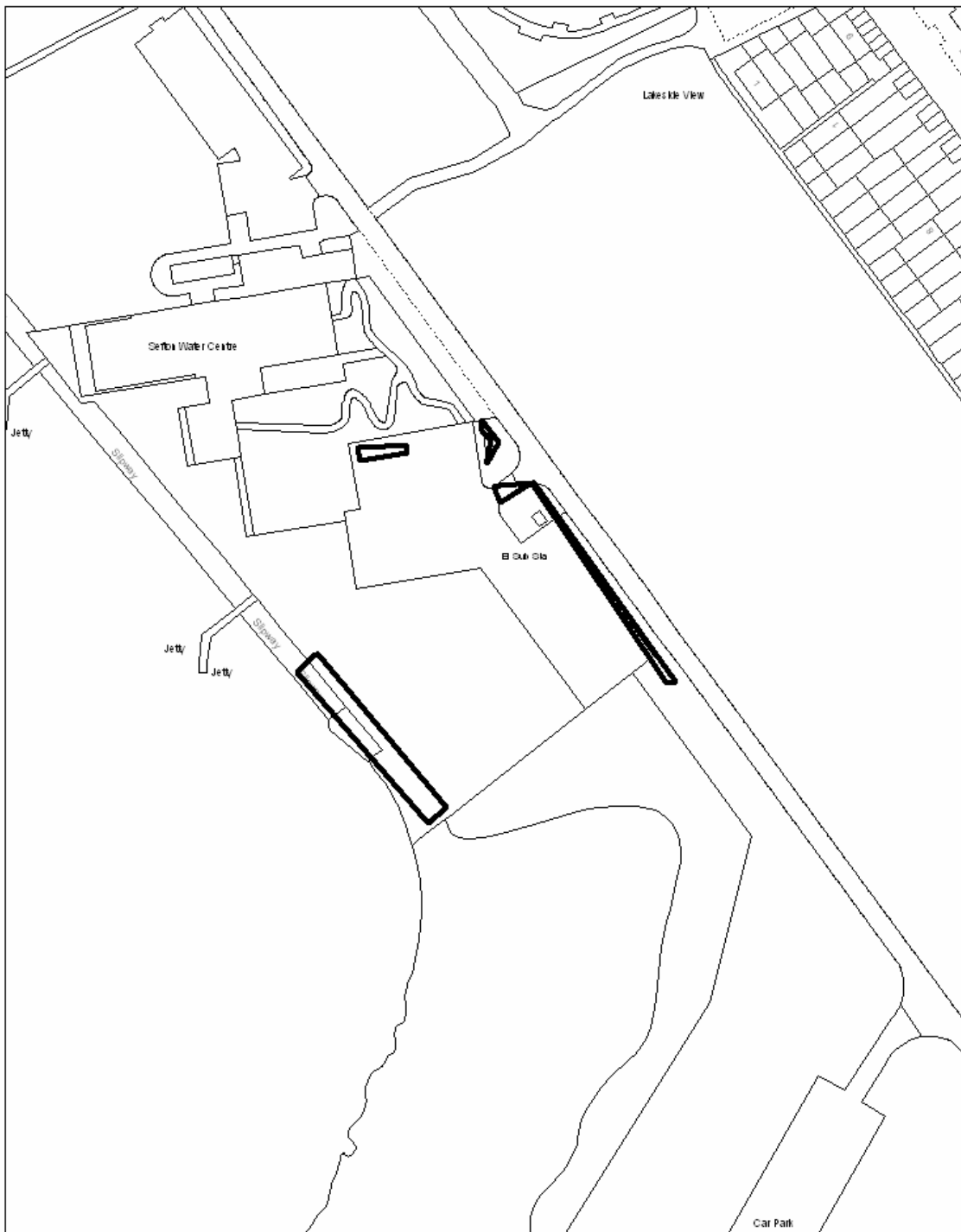
## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

## List of Background Papers relied upon in the preparation of this report

History referred to  
Policy referred to

# Agenda Item 5c



<b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>	S/2010/0207 Crosby Lakeside Adventure Centre Cambridge Road Waterloo		Standard Site Plan Scale: 1:1250 Date: 23/5/2010 Drawn By: BBERT on
	OSGR: 331838, 397511	Elect(s): 87D, 87C	Area: 487 sqm

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## The Site

This application concerns the new Crosby Lakeside adventure centre.

## Proposal

Erection of a detached container storage area and portacabin and additional 1.8m high fencing to the car park

## History

The most relevant to this application are :-

S/2006/0898- Outline application for the erection of one and two storey buildings for use as water sports centre, conference facilities, café and accommodation after demolition of the existing building. Withdrawn 07/12/2006

S/2006/1133 - Outline application for the erection of one and two storey buildings for use as water sports centre, conference facilities, café and accommodation after demolition of existing buildings. Approved 26/01/2007

S/2007/0722 - Reserved matters application for the external appearance, landscaping and layout for Sefton Water Centre and associated uses, which include: an 80 seat café, conference facility, 14 twin bedrooms and two flexible family rooms, classroom facility, gym, wet and dry changing facilities, boat storage and workshop for new and existing users of the lake. Approved 20/09/07

S/2007/1130 reserved matters application for the external appearance, landscaping and layout for Sefton Water Centre and associated uses, which include an 80 seat café, conference facility, 14 twin bedrooms and two flexible family rooms, classroom facility, gym, wet and dry changing facilities, boat storage and workshop for new and existing users of the lake. (Alternative to S/2007/0722, approved 20/09/2007). Approved 14/02/2008

## Consultations

*Technical services* –no objections

*Highways Development Control* – no objections

*Environmental Protection* -no objections

## Neighbour Representations

Last date for replies: 16/03/2010

Comment from 22 the Esplanade that the side of the containers facing their houses should be clad in cedar like the lake side.

# Agenda Item 5c

## Policy

The application site is situated in an area allocated as Urban Green Space and within the Coastal Planning Zone on the Councils adopted Unitary Development Plan.

CPZ1	Development in the Coastal Planning Zone
CPZ4	Coastal Park
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
G1	Protection of Urban Greenspace

## Comments

This proposal is for minor developments associated with the new Lakeside centre. There are 3 elements –a container storage area, a portacabin and fencing to the car park. The first two elements are already in place.

### Container storage

The requirement for container storage is to provide for storage for boats and other equipment for use at the centre. The approved scheme had a bank of 10 containers on the north side of the boat yard These were proposed to be clad in timber to 3 sides.

The present proposal is to retain the containers which have now been placed on the west side of the boatyard adjoining the lake. These containers are in 2 banks and comprise a total of 18 containers measuring 6m by 2.4m and 3 containers measuring 12m by 2.4m. The applicant explains that these containers are for use by the different organisations which use the lake including Sailability Disabled Sailing, Sefton youth Service, Crosby Scouts and Guides Marina club, Amateur Rowing Association, Crosby Windsurfing club, Crusaders Dragon Boat Club, Crosby Sailing club, Royal Yachting Association, Friends of Allonby Canoe club and others.

The lake side of the containers and the ends are clad in cedar cladding to match the centre. The doors face mainly into the boat yard where the boats themselves lessen the visual impact on the containers as they lie in front of the containers when seen in views from outside the site. Whilst a local resident would prefer cedar cladding to the front as well this is more difficult to achieve on the door elevation and is not so essential due to the screening provided by the boats.

In greenspace terms the containers are minor development directly related to the existing use of the site. The principle of the use of containers has been accepted as part of the previous application although the numbers have increased. Visually the location is more prominent than the previously proposed location, but the use of timber cladding to the lake side of them does assist significantly in terms of visual impact. Whilst a more permanent boathouse would be a preferred solution, it is clear that funding does not exist for this. The use of the Marine Lake for sailing and watersports could not continue without some secure storage.

Overall the Director considers that the containers are acceptable, but would suggest that their presence is time limited so that their condition can be kept under review and more permanent solutions found in due course.

## **Portacabin**

The portacabin has been positioned on part of the car park to the rear of the centre. It measures 18.268m long by 4.25m wide and 3m high. The portacabin is grey in colour. It is required to provide temporary office/staff accommodation for a period of approximately 18 months

The portacabin has been positioned in the least prominent location possible on the site and is not prominently viewed from outside the site. It is located away from the lake shore.

Whilst this sort of development would not be appropriate on a long term basis, it is genuinely required in association with the centre and can be accepted in terms of Greenspace policy on a temporary basis. The area for car parking remains the same as previously (except for the loss of the area occupied by the portacabin. However the layout of the parking area has changed to reduce the number of double length car and trailer spaces and increase the numbers from 51 to 66. Since the car park area is unchanged this is considered acceptable.

## **Fencing**

The third element of the proposal is a 1.8m high dulok double wire fence to the site frontage around the car park. There was no fencing shown on the approved scheme along the access roadway , but the new operator considers that this is required. The fencing would match the existing fencing on site and is acceptable in visual terms.

## **Conclusion**

These measures are all required because a different operator has taken over the centre and has different requirements for some elements of the proposal. Whilst the measures proposed are not ideal they have been dealt with in a way which is sensitive to the setting of the site and the design of the new building.

The proposals involve an increase in floorspace of 510m<sup>2</sup> and 11 trees are therefore required for off site planting. The Director of Leisure Services has agreed to provide these.

## **Reasoned Justification**

The developments are minor developments directly related to the existing use of the site for recreational purposes and are therefore acceptable in the context of UDP policy G1. The visual impact of the proposals has been kept to a minimum. Taking these and all other material considerations into account the proposals are acceptable on a time limited basis.

Contact Officer:                      **Mrs S Tyldesley      Telephone 0151 934 3569**

Case Officer:                            **Mrs S Tyldesley      Telephone 0151 934 3569**

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Committee: **PLANNING**

Date of Meeting: **07 April 2010**

Title of Report: **S/2010/0305**  
**Crosby Lakeside Centre Cambridge Road,**  
**Waterloo**  
(Church Ward)

Proposal: Construction of a roof top extension

Applicant: Sefton MBC Leisure Services FAO Alistair Robertson

## **Executive Summary**

This application concerns a small extension to the Crosby Lakeside Centre to provide a common room for visiting groups, infilling at first floor level. The issues concern the principle of extension in greenspace and the design of the proposal in relation to the existing building and streetscene.

**Recommendation(s)          Approval**

## **Justification**

The proposed development is acceptable in principle as a minor development directly related to the existing use of the site. The design continues the theme of the main building and is in keeping. Taking these and all other material considerations into account, the proposal complies with UDP Policies.

## **Conditions**

1. T-1 Full Planning Permission Time Limit
2. M-1 Materials (matching)
3. X1 Compliance

## **Reasons**

1. RT-1
2. RM-1
3. RX1

## **Notes**

## **Drawing Numbers**

3673/SK01, 02

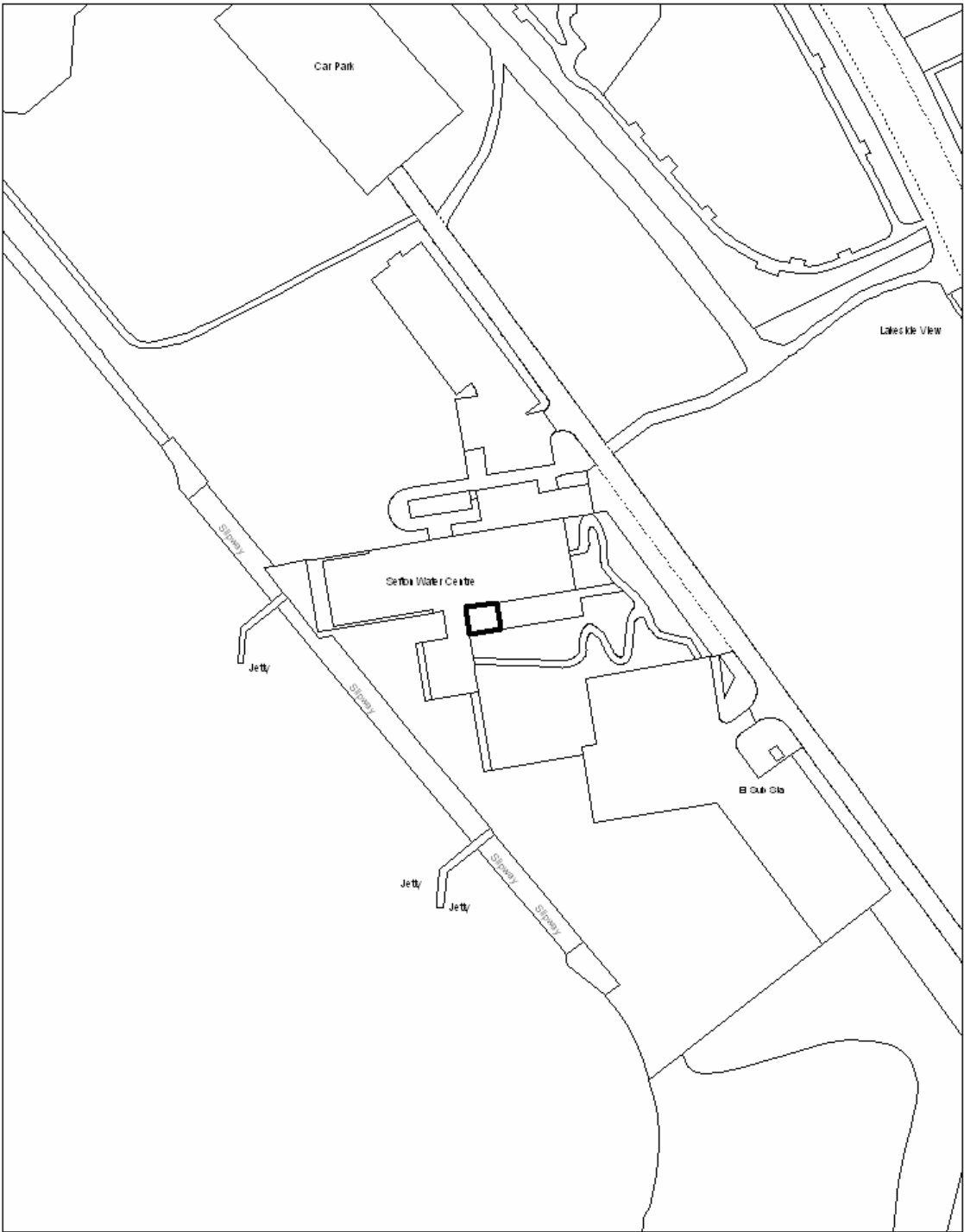
# Agenda Item 5d

## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

## List of Background Papers relied upon in the preparation of this report

History referred to  
Policy referred to



<b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>	S/2010/0305 Crosby Lakeside Centre Cambridge Road Waterloo		Standard Site Plan Scale: 1:1250 Date: 23/5/2010 Drawn By: BBERT on
	OSGR: 331777, 397571	Sheet(s): 87C	Area: 58 sqm

S/2010/0305

# Agenda Item 5d

## The Site

This application concerns the new Crosby Lakeside adventure centre.

## Proposal

Construction of a roof top extension

## History

The most relevant to this application are :-

S/2006/0898- Outline application for the erection of one and two storey buildings for use as water sports centre, conference facilities, café and accommodation after demolition of the existing building. Withdrawn 07/12/2006

S/2006/1133 - Outline application for the erection of one and two storey buildings for use as water sports centre, conference facilities, café and accommodation after demolition of existing buildings. Approved 26/01/2007

S/2007/0722 - Reserved matters application for the external appearance, landscaping and layout for Sefton Water Centre and associated uses, which include: an 80 seat café, conference facility, 14 twin bedrooms and two flexible family rooms, classroom facility, gym, wet and dry changing facilities, boat storage and workshop for new and existing users of the lake. Approved 20/09/07

S/2007/1130 reserved matters application for the external appearance, landscaping and layout for Sefton Water Centre and associated uses, which include an 80 seat café, conference facility, 14 twin bedrooms and two flexible family rooms, classroom facility, gym, wet and dry changing facilities, boat storage and workshop for new and existing users of the lake. (Alternative to S/2007/0722, approved 20/09/2007). Approved 14/02/2008

## Consultations

Awaited

## Neighbour Representations

Last date for replies: 03/04

Comments received from 61 Moss nook Burscough Bridge, 1 Lakeside view and 28 Bath street concerned that the centre is a 'white elephant', that the roof has not been finished properly and that the application and proposed materials are of poor quality.

## Policy

The application site is situated in an area allocated as Urban Green Space and within the Coastal Planning Zone on the Councils adopted Unitary Development Plan.

CPZ1 Development in the Coastal Planning Zone

CPZ4 Coastal Park

CS3 Development Principles

DQ1 Design  
DQ3 Trees and Development  
G1 Protection of Urban Greenspace

## Comments

This a minor addition to the recently constructed Crosby Lakeside adventure Centre. The proposal is for a small common room measuring just under 8m by 7m to infill on the roof of the existing building looking towards Cambridge Road. The extension is required because under new management arrangements there is a need for youth and other groups to have an area for meals and social activities separate from the licensed bar. In planning terms the issues concern the principle of the development on a greenspace site and the design of the extension in relation to the existing building and the street scene.

In terms of greenspace the proposal is a minor development directly related to the existing use of the site and the principle of extension is therefore acceptable in the context of UDP policy G1.

The design of the proposed extension is very simple and copies the design of the adjacent part of the building. The visual impact in relation to the building and streetscene are acceptable.

There is no overlooking as there are no nearby residential properties.

The floorspace is 53m<sup>2</sup> , which would normally require the planting of two trees (but it would seem reasonable to add the floorspace together with the floorspace proposed under application S/2010/0207 to require 12 trees overall) The Leisure Services Director is being requested to plant these in the vicinity.

Objections relate to the circumstances of the Adventure Centre as a whole and are not directly relevant to this application.

## Reasoned justification

The proposed development is acceptable in principle as a minor development directly related to the existing use of the site. The design continues the design theme of the main building and is in keeping. Taking these and all other material considerations into account, the proposal complies with UDP Policies.

Contact Officer: **Mrs S Tyldesley Telephone 0151 934 3569**

Case Officer: **Mrs S Tyldesley Telephone 0151 934 3569**

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# Agenda Item 6

**Committee:** PLANNING

**Date of Meeting:** 7 April 2010

**Title of Report:** Visiting Panel

**Report of:** Andy Wallis  
Planning & Economic Regeneration Director

**Contact Officer:** S Tyldesley (South Area) Tel: 0151 934 3569  
P Hardwicke (North Area) Tel: 0151 934 2201

This report contains	Yes	No
Confidential information		✓
Exempt information by virtue of paragraph(s) ..... of Part 1 of Schedule 12A to the Local Government Act 1972		✓
Is the decision on this report DELEGATED?	✓	

## Purpose of Report

To enable the Visiting Panel to visit the sites of the planning applications in order to help them reach a decision on whether to grant, refuse or visit for information only.

## Recommendation

As set out in each item

## Corporate Objective Monitoring

Corporate Objective		Impact		
		Positive	Neutral	Negative
1	Regenerating the Borough through Partnership	✓		
2	Raising the standard of Education & Lifelong Learning		✓	
3	Promoting Safer and More Secure Communities	✓		
4	Creating a Healthier, Cleaner & Greener Environment through policies for Sustainable Development	✓		
5	Strengthening Local Democracy through Community Participation		✓	
6	Promoting Social Inclusion, Equality of Access and Opportunity		✓	
7	Improving the Quality of Council Services	✓		
8	Children and Young People		✓	

# Agenda Item 6

## **Financial Implications**

None

## **Departments consulted in the preparation of this Report**

See individual items

## **List of Background Papers relied upon in the preparation of this report**

The Background Papers for each item are neighbour representations referred to, history referred to and policy referred to. Any additional background papers will be listed in the item. Background Papers and Standard Conditions referred to in the items in this Appendix are available for public inspection at the Planning Office, Magdalen House, Trinity Road, Bootle, up until midday of the Committee Meeting. Background Papers can be made available at the Southport Office (9-11 Eastbank Street) by prior arrangement with at least 24 hours notice.

A copy of the standard conditions will be available for inspection at the Committee Meeting.

The Sefton Unitary Development Plan (adopted June 2006), the Supplementary Planning Guidance Notes, and the Revised Deposit Draft Unitary Development Plan are material documents for the purpose of considering applications set out in this list.



PLANNING COMMITTEE  
VISITING PANEL SCHEDULE

TUESDAY, 6 April 2010

Start: 9.30 am Bootle Town Hall

Item	Time	Application Site	Ward
1.	09.45	S/2010/0305 & S/2010/0207 Lakeside Leisure Centre, Waterloo	Church
2.	10.30	S/2010/0093 30 Moorgate Avenue, Crosby	Victoria
3.	11.00	S/2010/0065 34 Ince Road, Thornton	Manor
4.	11.30	S/2009/0170 Cycle Track, Ainsdale & Birkdale Nature Reserve	Dukes
5.	12.00	S/2010/0327 131-133 Upper Aughton Road, Southport	Kew
6.	12.20	S/2010/0159 19 Forest Road, Southport	Kew
		LUNCH	
8.	2.30	S/2010/0075 Rear of Kensington House Sports & Social Club, Station Road, Maghull	Sudell
7.	3.00	S/2010/0237 Giddygate Lane, Melling	Molyneux
9.	3.30	S/2010/0171 36 Litherland Park, Litherland	Ford

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S/2010/0327

## The Site

The site is accessed from Upper Aughton Road and was in historically in office use, however, the previous two storey building on the site has now been removed and the area is unmaintained grassland.

It is faced by the rear elevations/outriggers of residential properties and is shaped irregularly due to the varied length of neighbouring gardens and the presence of several non-residential buildings to the rear of existing properties.

## Proposal

Erection of 18 no. two storey dwellings comprising: 10 no. three bed properties, 2 no. four bed properties, 6 no. two bed apartments, landscaping and layout of new access road

## History

N/2000/0647 - Outline Application for the layout of a road and erection of 6 three storey dwellinghouses, 13 two storey dwellinghouses and one single-storey dwellinghouse and garages (20 in total) after demolition of existing premises - approved 14/11/2000

N/2000/0941 - Outline Application for the layout of road and erection of 6 three storey dwellinghouses and erection of 13 two storey dwellinghouses (19 in total) after demolition of existing premises (alternative to N/2000/0647 withdrawn 14/11/2000) – approved 19/01/2001

N/2002/0671 - Layout of road and erection of 4 pairs of two storey semi-detached dwellinghouses and 5 blocks of 3 two storey terrace houses (total 23 dwellinghouses) after demolition of existing buildings – withdrawn 20/09/2002

N/2002/1015 - Layout of road and erection of 6 pairs of two storey semi-detached dwellinghouses and 3 blocks of two storey town houses (total 21 dwellings) after demolition of existing buildings (Alternative to N/2002/0671 withdrawn 20/9/2002) – approved 16/01/2003

## Consultations

Highways Development Control – comments awaited

Environmental Protection Director – comments awaited

## Neighbour Representations

Last date for replies: 7 April 2010.

# Agenda Item 6e

## Policy

The application site is situated in an area allocated as Primarily Residential Area on the Council's Adopted Unitary Development Plan.

AD2	Ensuring Choice of Travel
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
DQ4	Public Greenspace and Development
EP3	Development of Contaminated Land
EP6	Noise and Vibration
H10	Development in Primarily Residential Areas
H12	Residential Density
H2	Affordable Housing
H3	Housing Land Supply

## Comments

The principle of residential development is established already as a material start was made to the previous planning permission for 21 dwellings in total.

The latest scheme comprises 18 dwellings. One detached dwelling would directly front Upper Aughton Road and would part fill the street scene gap to Upper Aughton Road.

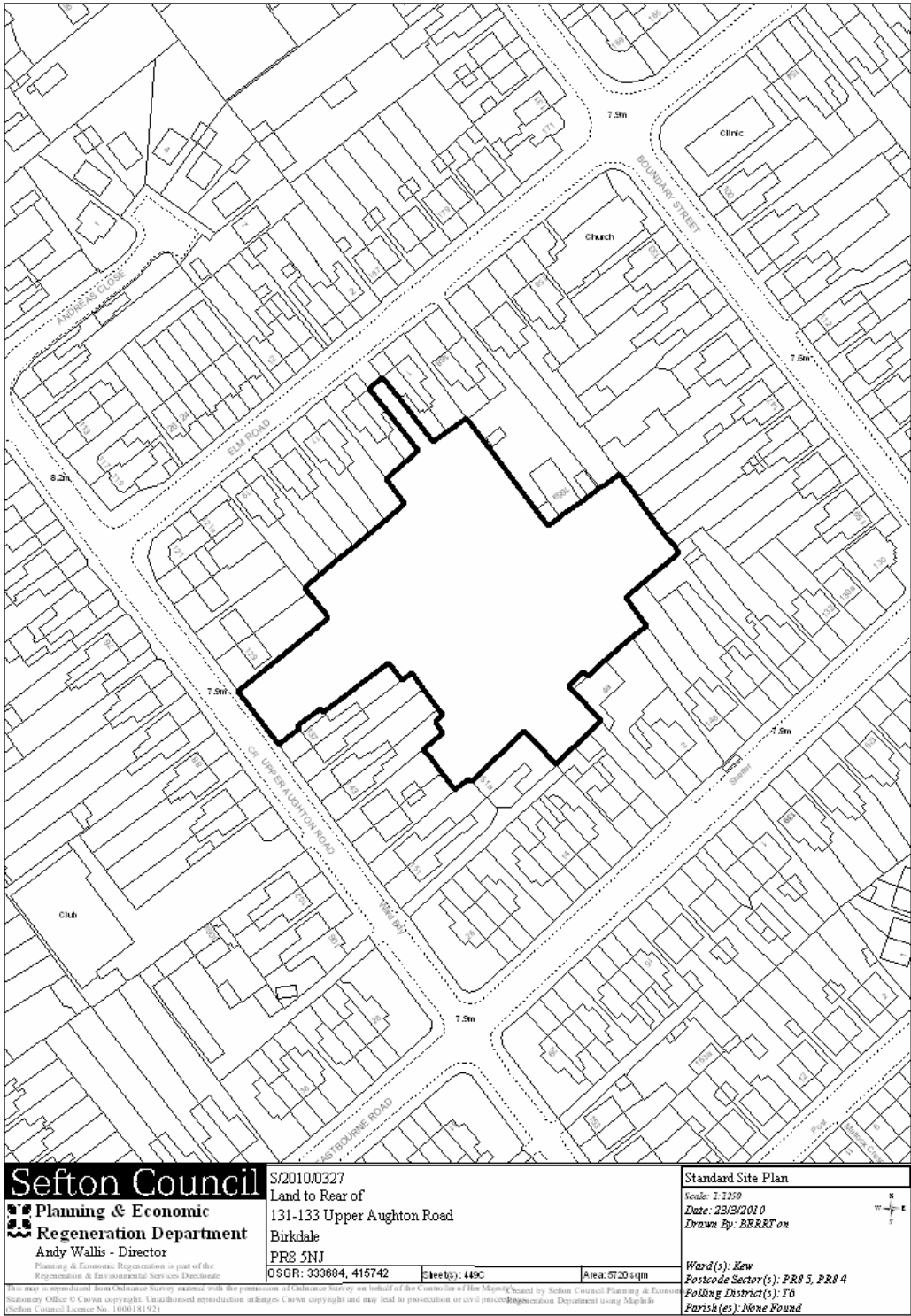
The remainder of development is in a linear arrangement with dwellings and flats of two storey proportion directly addressing the central access road. The scheme is designed to allow individual dwellings to have their own secure private amenity space, and a continuous "garden wall" is designed to reflect what is thought to be the old rear boundary of dwellings to Elm Road.

A number of dwellings also benefit from semi-private amenity area and though they have traditional elements in terms of brick and slim grey roofing tiles, a variety of materials are to be employed in the design which will add interest to an area which comprises no particular consistent styles of design.

The dwellings are intended to meet Code 3 Sustainable Homes and Lifetime Home standards and the scheme will provide for 100% affordable housing.

The issues will therefore primarily relate to the impact of the proposal on the amenity of nearby residents, the design quality of the scheme and the implications of the scheme for highway safety. A full Stage 1 desktop study has also been undertaken with a view to assessing levels of contamination at the earliest of stages.

Consultation has been undertaken on the range of documents submitted, and nearby residents informed. It is anticipated that the application will be reported back to Planning Committee with a full recommendation in June.



<b>Sefton Council</b> <b>Planning &amp; Economic</b> <b>Regeneration Department</b> Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>	S/2010/0327 Land to Rear of 131-133 Upper Aughton Road Birkdale PR8 5NJ		<b>Standard Site Plan</b> Scale: 1:1250 Date: 23/3/2010 Drawn By: BERRTON	
	OSGR: 333684, 415742	Sheet(s): 449C	Area: 5720 sqm	
<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sefton Council Licence No. 1000181921</small>		Ward(s): Kew Postcode Sector(s): PR8 3, PR8 4 Polling District(s): T6 Parish(es): None Found		

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## FOR INFORMATION ONLY

S/2010/0237

### The Site

The site comprises a small holding covering over 5 hectares to the north east quadrant of the junction between Tithebarn Lane and Giddygate Lane, Melling. The area is characterised by open landscape with fields defined by hedgerow and stock fencing, and a wide scattering of individual dwellings and barns. The site is roughly 0.5 km north of the Waddicar settlement.

### Proposal

Erection of 1 metal clad storage building for animal feeds/bedding, tractor and accessories and 3 polytunnels including a hard-standing area with new access from Tithebarn Lane

### History

S/22496 – Landfilling – approved 31 July 1984.

### Consultations

Highways Development Control – comments awaited

Environmental Protection Director – no objections.

MEAS – advise that the land in question is Grade I agricultural land of the highest quality (best and most versatile). The proposed development will not result in significant loss.

Environment Agency – comments awaited.

### Neighbour Representations

Last date for replies: 19 March 2010

The application has been 'called in' for determination by Councillor Tony Robertson.

A total of 50 representations have been received at the time of writing (including comment from Melling Parish Council), 38 expressing objection, 6 commenting and 6 in support. These will be reported in full in due course but the chief reasons for objection are as follows:

- traffic concerns,
- impact of proposals on Green Belt,
- relationship of building to adjacent grade II\* listed building,
- sound and smell of animals in field,
- noise from wind tunnels in field,

# Agenda Item 6h

- possible prospect of future, unwanted applications on the site,
- condition of land at present.

Those in support are generally welcoming of activity providing food locally and reducing greenhouse gases, and are accepting of the fact that farming/agriculture is an activity prevalent in the Green Belt.

## Policy

The application site is situated in an area allocated as Green Belt on the Council's Adopted Unitary Development Plan.

AD2	Ensuring Choice of Travel
CS2	Restraint on development and protection of environmental assets
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
GBC2	Development in the Green Belt
GBC6	Landscape Character
GBC7	Agricultural Land Quality
HC4	Development Affecting the Setting of a Listed Building

## Comments

The proposal seeks the erection of an agricultural building and polytunnels to the north side of Tithebarn Lane, adjacent to the Barnes' Farm complex on the opposite side of the lane. The building would measure 20 metres by 6 metres, with a monopitched roof of 4 metres maximum. There are two further small polytunnels proposed on the west side of this building and an area of hardstanding.

The access would be derived from Tithebarn Lane; aerial photographic evidence suggests this to be a reopening of a formerly existing access and there is an opening in the hedgerow which was known to exist in 2005. The applicant has been undertaking farming activity on the land for a year and is seeking an area for storage of implements.

The use of any land for agricultural activity is permitted development and cannot be prevented. The state of the land is causing a degree of concern amongst a number of objectors, but that is not a specific matter for this application, nor are concerns that an additional dwelling may result at a later date. The applicant lives in property adjacent to the field at present.

Buildings required for agricultural purposes are appropriate development in the Green Belt and therefore the principle is acceptable but the issues are:

- 1) The implications of the chosen siting on the setting of Barnes' Farm, a Grade II\* listed building opposite,
- 2) The effect of the proposals on the openness and visual amenity of the Green Belt, and the relationship of the built form to other nearby structures,

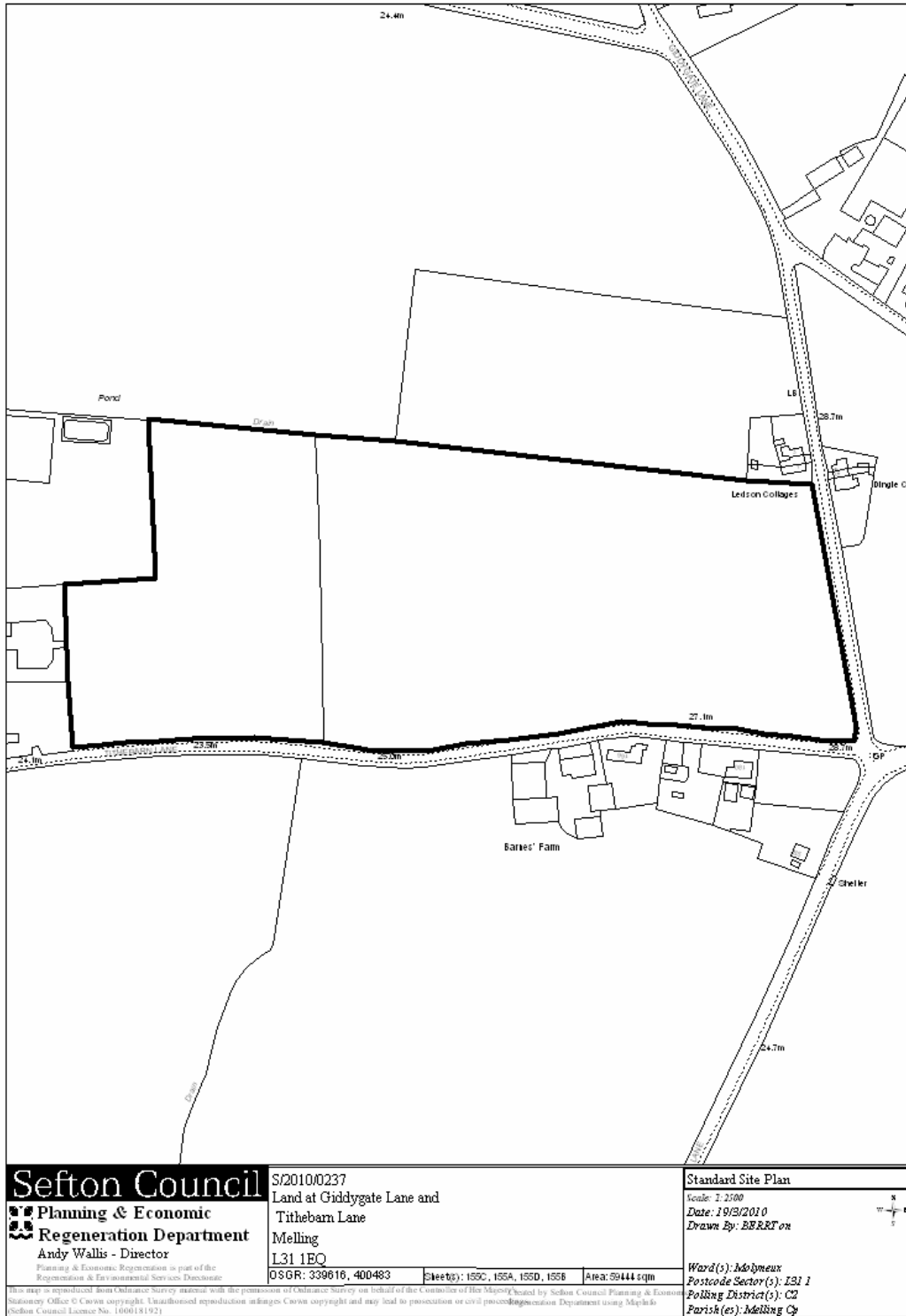


# Agenda Item 6h

- 3) The effect of the proposals on highway safety and the movement of vehicles/pedestrians,
- 4) The contribution of the development in respect of improving/maintaining agricultural land quality, and
- 5) The scope to reduce the impact of development through improved boundary treatments, appropriate landscaping etc.
- 6) The design quality of the proposals.

The application will be reported in full with a recommendation to Planning Committee on 28 April 2010.

# Agenda Item 6h



<b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>	S/2010/0237 Land at Giddygate Lane and Tithebarn Lane Melling L31 1EQ		Standard Site Plan Scale: 1:2500 Date: 19/3/2010 Drawn By: BERRTON	
	OSGR: 339616, 400483	Meets: 155C, 155A, 155D, 155E	Area: 59444 sqm	

# Agenda Item 7

## APPENDIX

**Committee:** PLANNING

**Date Of Meeting:** 7<sup>th</sup> April 2010

**Title of Report:** TOWN AND COUNTRY PLANNING ACT 1990 APPEALS

**Report of:** A Wallis Planning and Economic Regeneration Director  
**Case Officer:** Telephone 0151 934 4616

This report contains	Yes	No
Confidential information		✓
Exempt information by virtue of paragraph(s) ..... of Part 1 of Schedule 12A to the Local Government Act 1972		✓
Is the decision on this report DELEGATED?	✓	

### Purpose of Report:

To advise Members of the current situation with regard to appeals. Attached is a list of new appeals, enforcement appeals, developments on existing appeals and copies of appeal decisions received from the Planning Inspectorate.

### Recommendation(s):

That the contents of this report be noted.

### Corporate Objective Monitoring

Corporate Objective	Impact		
	Positive	Neutral	Negative
1 Creating A Learning Community		✓	
2 Creating Safe Communities		✓	
3 Jobs & Prosperity		✓	
4 Improving Health & Well Being		✓	
5 Environmental Sustainability		✓	
6 Creating Inclusive Communities		✓	
7 Improving The Quality Of Council Services & Strengthening Local Democracy		✓	

### Financial Implications

None.

### Departments consulted in the preparation of this Report

None.

### List of Background Papers relied upon in the preparation of this report

Correspondence received from the Planning Inspectorate.

# Agenda Item 7 Appeals Received and Decisions Made

From 27 February 2010 to 23 March 2010

## Decisions

---

### Land at junction of Northway / Westway, Maghull

S/2009/0839 - APP/M4320/H/09/2117958

Advertisement Consent to display 1no. externally illuminated sign board on vacant land at the junction of Northway and Westway

**Appeal Type:** Written

**Lodged Date:** 11 December 2009

**Decision:** Dismissed

**Decision Date:** 12 March 2010

## New Appeals

---

### 18 Bells Lane, Lydiate

S/2009/0952 - 2123788

Erection of a single storey extension to the side of the dwellinghouse after demolition of the existing garage

**Appeal Type:** Written

**Lodged Date:** 10 March 2010

**Decision:**

**Decision Date:**

---

### 40 Waterloo Road, Birkdale, Southport

S/2009/0897 - 2123677

Erection of a single storey extension to the rear of the dwellinghouse after demolition of the existing two storey extension

**Appeal Type:** Written

**Lodged Date:** 04 March 2010

**Decision:**

**Decision Date:**

---

### 14 Redhill Drive, Southport

S/2009/1207 - APP/M4320/D/10/2124367

retention of a fence to the front of the dwellinghouse

**Appeal Type:** Written

**Lodged Date:** 16 March 2010

**Decision:**

**Decision Date:**



## Appeal Decision

Site visit made on 1 March 2010

by **Michael R Moffoot** DipTP MRTPI  
DipMgt MCFI

an Inspector appointed by the Secretary of State  
for Communities and Local Government

The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

☎ 0117 372 6372  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

**Decision date:**  
**12 March 2010**

---

### Appeal Ref: APP/M4320/H/09/2117958

#### Land at junction of Northway and Westway, Maghull, Merseyside

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
- The appeal is made by Mr Joe Philips (Cheshire Racing Ltd.) against the decision of Sefton Metropolitan Borough Council.
- The application Ref. S/2009/0839, dated 29 May 2009, was refused by notice dated 5 November 2009.
- The advertisement proposed is an advance notification sign for businesses in Maghull Town Centre.

---

#### Decision

1. I dismiss the appeal.

#### Main Issue

2. The main issue is the effect of the proposed sign on the character and appearance of the area.

#### Reasons

3. The appeal site comprises an area of vacant land at the busy junction of Northway and Westway close to Maghull Town Centre. The proposed sign would be some 6 metres wide and 2.1 metres high and would be mounted on columns, resulting in an overall height of about 3.3 metres. It would be externally illuminated by 3 light units fixed to the top of the sign. The scheme also includes landscaping around the base.
4. From most public vantage points, the sign would be observed in the context of fencing, greenery and the adjoining sheltered housing development at Mayhall Court. I consider that due to its size, height and siting, the sign would be a visually assertive and discordant addition to the street scene in this highly prominent location, whilst the illumination would serve to compound its impact during the hours of darkness. Moreover, it would not be in keeping with highway signage in the vicinity as the appellant suggests. The sign would therefore detract from the character and appearance of the area.
5. I have taken into account the economic benefits of the proposal and the landscaping measures promoted by the appellant, but they do not outweigh my concerns regarding its visual impact, whilst comparison with signage at retail parks is of limited relevance given the proximity of the appeal site to residential rather than commercial development.

6. Local residents have raised additional concerns. However I am not persuaded that the sign would be a distraction for those driving with due care and attention, and note that the Council did not object on highway safety grounds. Planning Policy Guidance 19: *Outdoor Advertisement Control* advises that the display of outdoor advertisements can only be controlled in the interests of amenity and public safety. Accordingly, the type of business advertising on the sign is not an issue before me in this appeal.
7. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*Michael R Moffoot*

INSPECTOR

# Agenda Item 8

**REPORT TO:** PLANNING  
CABINET

**DATE:** 7<sup>th</sup> APRIL 2010 – PLANNING  
15<sup>th</sup> APRIL 2010 – CABINET

**SUBJECT:** RETAINED RETAIL CONSULTANTS – APPOINTMENT OF  
NEW CONSULTANTS FOR THE PERIOD TO THE END OF  
2014/15

**WARDS  
AFFECTED:** All

**REPORT OF:** Andy Wallis – Planning and Economic Development Director

**CONTACT  
OFFICER:** Alan Young  
Strategic Planning and Information Manager  
☎ 0151 934 3551

**EXEMPT/  
CONFIDENTIAL:** No

**PURPOSE/SUMMARY:**

**REASON WHY DECISION REQUIRED:**

To indicate Council support for this important decision.

**RECOMMENDATION(S):**

That:

(i) Planning Committee note the report and recommend to Cabinet that WYG be appointed as retained retail consultants to the Council for the period 2010/11 to 2014/15; and

(ii) Cabinet agrees Planning Committee's advice and endorse the appointment of WYG as retained retail consultants to the Council for the period indicated above.

(iii) It be noted that the proposal was a Key Decision but, unfortunately, had not been included in the Council's Forward Plan of Key Decisions. Consequently, the Vice Chair of the Overview and Scrutiny Committee (Councillor Byrom) has been consulted under Rule 15 of the Access to Information Procedure Rules of the Constitution, to the decision being made by Cabinet as a matter of urgency on the basis that it was impracticable to defer the decision until the commencement of the next Forward Plan because of the need to have continuity of advice on retail matters with regard to planning applications and enquiries.

**KEY DECISION:** Yes

# Agenda Item 8

**FORWARD PLAN:**

No. Rule 15 authorised by the Vice Chair of the Overview and Scrutiny Committee (Performance and Corporate Services)

**IMPLEMENTATION DATE:**

Following expiry of call in period after Cabinet meeting on 15<sup>TH</sup> April 2010

**ALTERNATIVE OPTIONS:**

None

**IMPLICATIONS:**

None

**Budget/Policy Framework:**

None

**Financial:**

There are no financial consequences as a result of this report. The costs of these consultants will be met from within the Planning Department's budgets over the next 5 years.

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2009 2010 £</b>	<b>2010/ 2011 £</b>	<b>2011/ 2012 £</b>	<b>2012/ 2013 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b><u>REVENUE IMPLICATIONS</u></b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

The financial implications of appointing new retained retail consultants until the end of 2014/2015 can be contained within the Planning and Economic Regeneration Department's revenue budget for next five years.



**Legal:** N/A

**Risk Assessment:** N/A

**Asset Management:** N/A

## CONSULTATION UNDERTAKEN/VIEWS

The Finance and Information Services Director has been consulted (Ref FD 362) and concludes there are no financial consequences as a result of this report. The costs of these consultants will be met from within the Planning Department's budgets over the next 5 years.

The appointment of consultants has also been approved by the Vacancy Management Panel, 12th January 2010.

## CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		✓	
2	Creating Safe Communities		✓	
3	Jobs and Prosperity		✓	
4	Improving Health and Well-Being		✓	
5	Environmental Sustainability		✓	
6	Creating Inclusive Communities		✓	
7	Improving the Quality of Council Services and Strengthening local Democracy		✓	
8	Children and Young People		✓	

## LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

# Agenda Item 8

## **RETAINED RETAIL CONSULTANTS – APPOINTMENT OF NEW CONSULTANTS FOR THE PERIOD TO THE END OF 2014/15**

### **1.0 Background**

- 1.1 Members of Planning Committee may recall that they received a report on the arrangements to seek expressions of interest for the appointment of new retail consultants, in succession to WYG, on 16<sup>th</sup> December 2009. It was agreed that Members note the report and agree to receive a further report once the selection process had been concluded.
- 1.2 The selection process has now been concluded. Accordingly, the Director wishes to update Members on the outcome of that process and to seek their endorsement of the preferred consultancy.

### **2.0 The Selection Process and the Preferred Consultancy**

- 2.1 Formal expressions of interest from suitably qualified and experienced retail consultancies were invited via an advertisement in the Planning Magazine and Liverpool Daily Post on Friday 22 January 2010. In this regard consultancies wishing to pursue their interest were required to reply in writing, addressing the requirements of the expressions of interest brief, by Friday 19 February. The outcome of this process was that four consultancies submitted expression of interest. These consultancies were, in alphabetical order, the following:

Colliers CRE  
England and Lyle  
Roger Tym and Partners  
WYG

- 2.2 It was agreed that each of the four consultancies should be interviewed and these interviews all took place on 8<sup>th</sup> March 2010.
- 2.3 Following a rigorous selection process, embracing both the quality of the submission, relevant experience and price, the Director is of the firm view that WYG should be reappointed. Should Planning Committee and Cabinet endorse this recommendation, WYG would be in place from late April 2010 onwards. The appointment will be annually renewable but should run for five years until 31<sup>st</sup> March 2015.

## 3.0 **Director's Comments**

3.1 The need to have robust and timely specialist retail advice from retained retail consultants is well established. Accordingly it is important that we have new retail consultants on board as soon as possible to ensure continuity in this advice.

3.2 After a careful selection process, I am of the firm view that WYG were the consultancy that most closely met the requirements of the expressions of interest brief. Accordingly, subject to Members' endorsement and Cabinet's agreement, I would like to reappoint WYG as the Council's retained retail consultants for the period to the end of 2014/15.

## 4.0 **Recommendation(s):**

That:

(i) Planning Committee note and agree the report and recommend to Cabinet that WYG be appointed as retained retail consultants to the Council for the period 2010/11 to 2014/15; and

(ii) Cabinet agrees Planning Committee's advice and endorses the appointment of WYG as retained retail consultants to the Council for the period indicated above.

(iii) It be noted that the proposal was a Key Decision but, unfortunately, had not been included in the Council's Forward Plan of Key Decisions. Consequently, the Vice Chair of the Overview and Scrutiny Committee (Councillor Byrom) has been consulted under Rule 15 of the Access to Information Procedure Rules of the Constitution, to the decision being made by Cabinet as a matter of urgency on the basis that it was impracticable to defer the decision until the commencement of the next Forward Plan because of the need to have continuity of advice on retail matters with regards planning applications and enquiries.

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# Agenda Item 9

**REPORT TO:** PLANNING COMMITTEE  
CABINET

**DATE:** 7 APRIL 2010  
15 APRIL 2010

**SUBJECT:** SEFTON LOCAL DEVELOPMENT SCHEME 2010

**WARDS AFFECTED:** ALL

**REPORT OF:** ANDY WALLIS, PLANNING AND ECONOMIC REGENERATION  
DIRECTOR

**CONTACT OFFICER:** IAN LOUGHLIN - 934 3558

**EXEMPT/  
CONFIDENTIAL:** NO

**PURPOSE/SUMMARY:**

To explain the purpose and proposed content of Sefton's fifth Local Development Scheme (LDS) and seek Members' approval for the submission of the draft document to Government Office North West. The LDS is effectively a project plan which sets out the documents which will be part of the Council's spatial plan, together with a timetable for preparing them. It identifies key resources which will be required to prepare the documents, and is designed to give the public up-to-date information on the dates by which these plans will be prepared.

**REASON WHY DECISION REQUIRED:**

To meet the requirements of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulations in relation to the preparation of the Council's Local Development Framework.

**RECOMMENDATIONS:**

That **Planning Committee** recommends that **Cabinet**:

- 1 approve the draft Local Development Scheme, available to view at [www.sefton.gov.uk/LDS](http://www.sefton.gov.uk/LDS), for submission to Government Office
- 2 authorise the Planning and Economic Regeneration Director to make any changes required as a result of discussion with Government Office and any minor editorial or presentational changes.

That **Cabinet**:

1. approve the draft Local Development Scheme, available to view at [www.sefton.gov.uk/LDS](http://www.sefton.gov.uk/LDS), for submission to Government Office
2. authorise the Planning and Economic Regeneration Director to make any changes required as a result of discussion with Government Office and any minor editorial or presentational changes.

**KEY DECISION:** No  
**FORWARD PLAN:** N/A

**IMPLEMENTATION DATE:** Following the expiry of the call-in period for the minutes of the Cabinet meeting

# Agenda Item 9

## ALTERNATIVE OPTIONS:

None, the publication of an up-to-date Local Development Scheme is a statutory requirement

## IMPLICATIONS:

**Budget/Policy Framework:** Supports the implementation of Corporate Plan Strategic Objective 7

## Financial:

The Local Development scheme (LDS) identifies a number of activities which are needed to bring forward the Local Development Framework. These include carrying out critical studies, consultation, specialist advice, adverts and printing, legal costs and the costs of an independent examination. The total cost over the three years 20010/11–2012/13 is estimated at approximately £280,000 (excluding the Waste DPD which has been committed separately). Existing budgets and Housing and Planning Delivery Grant will be used to meet currently identified costs. However, the most significant cost is for the public examination scheduled for 2011-12, which is provisionally estimated to be £70,000 - £80,000.

The LDS itself does not commit this spending but simply sets out the indicative future costs. Further reports will be brought in due course requesting budget provision for these items.

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2010/ 2011 £</b>	<b>2011/ 2012 £</b>	<b>2012/ 2013 £</b>	<b>2013/ 2014 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b><u>REVENUE IMPLICATIONS</u></b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N				
How will the service be funded post expiry?				

## Legal:

**Risk Assessment:** Risk assessment carried out. See summary in paragraph 6 of the report.

## Asset Management:

## CONSULTATION UNDERTAKEN/VIEWS

Government Office NW, Merseyside Environmental Advisory Service

**FD 365** - The Head of Corporate Finance & Information Services has been consulted and his comments have been incorporated into this report.

# Agenda Item 9

## CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		✓	
2	Creating Safe Communities	✓		
3	Jobs and Prosperity	✓		
4	Improving Health and Well-Being	✓		
5	Environmental Sustainability	✓		
6	Creating Inclusive Communities	✓		
7	Improving the Quality of Council Services and Strengthening local Democracy	✓		
8	Children and Young People	✓		

<b>LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT</b> Planning Policy Statement 12: Local Spatial Strategies
--

# Agenda Item 9

## 1. Introduction

- 1.1 Under the 2004 Planning and Compulsory Purchase Act each Local Planning Authority is required to produce a Local Development Framework (LDF). This is effectively a portfolio of planning documents, such as Development Plan Documents and Supplementary Planning Documents, which will set out Sefton's planning policies. These will range from the Core Strategy, which will set out the strategic vision and objectives for the whole of Sefton, to others that address the needs of specific areas (e.g. Southport Town Centre) or topics (e.g. affordable housing). We are also required to produce a 3-year project plan in the form of a Local Development Scheme in order to help us effectively manage and allocate resources to the production of planning documents.
- 1.2 The LDS must include the key milestones or stages for preparing each Development Plan Document, including when consultation will be undertaken, when we will submit the document to the Secretary of State and when we intend to adopt the document. The Council's performance against these will help determine part of the Housing and Planning Delivery Grant which the Council applies for each year.

## 2. What does the Local Development Scheme contain?

- 2.1 The draft LDS can be viewed at [www.sefton.gov.uk/LDS](http://www.sefton.gov.uk/LDS). Sections 1 to 3 provide an introduction to Sefton and Sefton's current development plan. Section 4 provides a review of the previous Local Development Scheme and our progress in meeting the timetable it sets out.
- 2.2 Section 5 is the heart of the LDS explaining what planning documents we intend to prepare and why. It summarises how the documents fit together, the areas they affect, and the timescales for producing them:
  - Figure 1 shows the relationships between the various documents
  - Appendix A provides a one page profile on each of the planned planning documents
  - Appendix B sets out in calendar form the dates for the various stages of producing our planning documents
- 2.3 Section 6 outlines the requirements of sustainability appraisal and strategic environmental assessment in the development of planning policy. The purpose of these is to ensure that planning policies help to promote sustainable development. Section 7 gives an indication of the resources required to meet the timetable set out in the LDS. Section 8 provides an outline of the studies and background work that have been completed or are underway. These are essential to justify the policies which are proposed. Finally a risk assessment is included at section 9 to show how we will work to avoid delays and errors in the plan making process.

## 3. Priorities within the Local Development Scheme

- 3.1 The top priority for the next three years is the **Core Strategy**. This is the document that will set out the vision, strategy and core policies for the 'spatial' development of Sefton over the next 15 to 20 years. It will aim to reflect the vision and objectives of other strategies, notably the sustainable community strategy. The majority of the planning policy team's time and focus will be employed in preparing the Core Strategy over the next 2 to 3 years.
- 3.2 A working group of key Members, and representatives of the Sefton Borough Partnership, has been set up to guide the preparation of this document. Studies have



taken place on a wide variety of matters including housing, employment, retailing and flood risk so we have an understanding of current issues. Throughout 2009 we carried out a number of consultation events, including workshops in each of the Area Committee areas and presentations to local groups, and this has improved our understanding of the issues and challenges facing Sefton. Future work will begin to apply this information into the preferred Core Strategy.

3.3 The key dates for the Core Strategy, as set out in the LDS, are:

Consultation on preferred strategy (this will signify the end of the early consultation stage)

***Up to December 2010***

Publication of submission (final draft) Core Strategy

***June 2011***

Submission of Core Strategy to Secretary of State

***October 2011***

Pre-examination hearing

***December 2011***

Examination in public

***March 2012***

Receipt of Inspector's Report

***July 2012***

Adoption of Core Strategy

***September 2012***

3.4 Work on the **Joint Merseyside Waste DPD** is well underway. The preparation of the Waste DPD is a priority to meet Government targets for managing waste in a more sustainable manner. In particular, Merseyside needs to reduce its reliance on landfill by providing alternative facilities for recycling, reprocessing, treatment and disposal. The Regional Waste Strategy sets objectives, targets and appropriate timescales for these changes, which are reinforced by Regional Spatial Strategy (RSS) policy.

3.5 The Merseyside authorities (Liverpool City Council, Knowsley Council, Sefton Council, St. Helens Council, Wirral Council and Halton Council) have agreed to prepare this DPD jointly, for adoption by 2012. This work is being led by the Merseyside Environmental Advisory Service (MEAS). Consultation of the Preferred Option stage is likely to take place in June-July 2010.

3.6 Work on several other Development Plan Documents will also begin in the three-year period covered by this Local Development Scheme, including the **Allocations DPD**, **Development Management DPD** and the **Seaforth Village Centre Area Action Plan**. It is anticipated that the majority of the work on these documents, including consultation, will not be undertaken until substantial progress has been made on the Core Strategy.

3.7 Although we do not have to programme other documents in the Local Development Scheme it is still important to know other work priorities that will compete for resources during the next year or so. A number of Supplementary Planning Documents will be produced, including on topics such as **Southport Town Centre**, **Safeguarding Employment Land and Sustainable New Housing**. In addition we will also be updating our **Statement of Community Involvement** to take account of changes which

# Agenda Item 9

the Government has made to the plan making stages, to reflect the new corporate consultation strategy and to make improvements from lessons learnt from the past year of undertaking consultation events.

## **4. Consultation on the Local Development Scheme and next stages**

- 4.1 A copy of the draft LDS has been submitted to Government Office for their initial views. They in turn will consult the Planning Inspectorate about how realistic the timescales are for those documents which need to be formally examined. Amendments will be made to reflect their comments before the LDS is formally submitted to Government Office.
- 4.2 Once the draft LDS is finally submitted to Government Office they have 28 days to comment formally. If they do not make any comment the LDS will be approved at the end of that time.
- 4.3 It is recommended that the Director be authorised to approve amendments to the draft LDS arising from the above.
- 4.4 The LDS documents will then be made available at the Planning and Economic Regeneration Department offices in Bootle and on the Sefton web site.

## **5. Financial Implications**

- 5.1 It is currently estimated that the total cost for the LDF to be met in 2010/11 will be in the order of £65,000. This includes the need for specialist consultancy support on housing, Green Belt and environmental studies. These costs are being met from existing revenue budgets.
- 5.2 The estimated costs for 2011/12 and 2012/13 are £70,000 and £145,000 respectively and this includes estimates for further studies and consultation. More precise estimates will be possible when detailed briefs for the work have been completed, and this will be the subject of further reports to the Planning Committee. The costs of preparing the Waste DPD (£105,000) over the period 2008/13 have been committed separately.
- 5.3 The estimated costs include those for a public examination into the Core Strategy. At this stage it is only possible to make a very tentative estimate of costs, and a figure of £20,000 has been identified for 2011/12 and £60,000 for 2012/13. This estimate is based on current Planning Inspectorate and legal fees.

## **6. Risk Assessment**

- 6.1 Developing a programme for the production of documents for a three-year period raises a number of potential risks. Failure to meet committee dates as set out in the project plan may arise for a number of reasons. Potential risks, and the how we will anticipate them, are set out in section 9 of the LDS.

# Agenda Item 10

**Committee:** Planning

**Date of Meeting:** 7<sup>th</sup> April, 2010

**Title of Report:** Green Belt Study – appointment of consultants

**Report of:** Andy Wallis  
Planning and Economic Regeneration Director

**Contact Officer:** Ingrid Berry Telephone 0151 934 3556

<b>This report contains</b>	Yes	No
Confidential information		✓
Exempt information by virtue of paragraph(s) ..... of Part 1 of Schedule 12A to the Local Government Act 1972. (If information <u>is</u> marked exempt, the Public Interest Test must be applied and favour the exclusion of the information from the press and public).		✓
Is the decision on this report DELEGATED?	✓	

## **Purpose of Report:**

To advise Members of the appointment of consultants to validate the Green Belt Study, and to advise members of the implications that this will have on the Preferred Options stage of preparation of the Core Strategy.

## **Recommendation(s):**

That Members endorse the appointment of Envision as the consultants who will validate the Council's Green Belt Study, which is being undertaken jointly with Knowsley Borough Council.

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## Corporate Objective Monitoring

Corporate Objective		Impact		
		Positive	Neutral	Negative
1	Creating A Learning Community		√	
2	Creating Safe Communities		√	
3	Jobs & Prosperity		√	
4	Improving Health & Well Being		√	
5	Environmental Sustainability		√	
6	Creating Inclusive Communities		√	
7	Improving The Quality Of Council Services & Strengthening Local Democracy		√	
8	Children & Young People		√	

## Financial Implications

In December 2009, Members were informed that the estimated costs of this study would be in the region of £30,000. The combined cost of carrying out the Study is now expected to be £39,840 of which Sefton's share is £19,920 with the balance being met by Knowsley Council. This does not include any costs which may be incurred should the consultants be required to attend any relevant sessions of the Examination in Public of the Core Strategy in 2012, which would be charged at the current day rates. Sefton's share of the costs will be met from within existing resources.

<b>CAPITAL EXPENDITURE</b>	<b>2009/ 2010 £</b>	<b>2010/ 2011 £</b>		
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources		£30K		
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

## Departments consulted in the preparation of this Report

The Finance and Information Services Director has been consulted and has no comments on the previous reports relating to this Study. (Ref. No. FD 197 & FD 262).

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FD 358 – The Finance and Information Services Director has been consulted on the preparation of this report and his comments have been incorporated in this report.

The appointment of consultants has also been approved by the Vacancy Management Panel, 13<sup>th</sup> January 2010.

The Director of Legal & Administrative Services has also been consulted on the preparation of this report.

## **List of Background Papers relied upon in the preparation of this report**

Reports to Planning Committee in October & December 2009, which relate to the need to carry out the Study & the draft methodology.

# Agenda Item 10

## 1. Background

- 1.1 In October 2009, Planning Committee considered a report which set out what the Council needed to do in order to meet its future housing and employment needs for the whole of the period to be covered by the Core Strategy. The conclusions of the housing and employment land supply studies were that only about half of our future housing requirements would be likely to be met in the urban area, and that there was also a need for a successor site to the Southport Business Park to be provided after about 2018. It is not anticipated that this site could be accommodated in the built up area.
- 1.2 As a result, Members were informed that, having investigated all options in the urban area and in those of our neighbouring authorities, we are required, if we are to produce a 'sound' Core Strategy, to identify 'broad locations' that indicate where development might occur in the latter part of the period covered by our Core Strategy (to 2027).
- 1.3 However, this does not mean releasing land from the Green Belt, apart from minor adjustments around the edge of the built-up area, as this could only be done following a sub-regional Merseyside Green Belt review.
- 1.4 A further report in December 2009 set out the timescale and proposed methodology for carrying out the Study, and the intention to consult on the draft results. This report also noted that Knowsley & West Lancashire would also be carrying out an identical study in the same timescale, but that whilst Knowsley's Study would also be assessed by the consultants validating Sefton's Study, Lancashire County Council would be validating West Lancashire's Study.

## 2. Appointment of consultants

- 2.1 Following a successful tender process, to which 11 submissions were received, and following interviews with 4 short-listed consultancies, the Planning & Economic Regeneration Director has appointed Envision to validate the Green Belt Study.
- 2.2 Submissions were assessed on cost (40% of the assessment) & quality (60%). The successful consultants were not only cheapest, but submitted the best quality submission, and performed the best at the post-tender interviews. They will act as a 'critical friend' as we prepare the Study 'in house', and ensure that we stick to the project timetable and produce a robust Green Belt Study, thereby ensuring that the next stage of the Core Strategy preparation is not delayed.
- 2.3 A joint Inception meeting was held on 29<sup>th</sup> March, 2010. At this meeting the timetable for carrying out the Study was agreed. This will be tabled as a late report to your meeting. The indicative timetable included in the Brief indicated that the draft Study should be completed in August, so that its recommendations can feed into the Preferred Options. These will be the subject of a further report in the September cycle, thereby enabling 6 weeks'

public consultation to take place on the Preferred Options and background studies including the Green Belt Study in October / November 2010.

### **3. Next stages**

- 3.1 One of the first tasks that the consultants have been asked to carry out is to review the draft methodology to ensure that it is fit for purpose. This task will be carried out during the 1<sup>st</sup> 4 weeks of the commission, and is therefore due to be completed by 23<sup>rd</sup> April. As part of this assessment, Envision have suggested that a technical workshop should be held with Knowsley, West Lancashire & Lancashire County Council in week 3 of the commission (week commencing 12<sup>th</sup> April), in order to ensure that all parties agree to the methodology and the proposed scoring system for the subsequent stages.
- 3.2 It is intended that a workshop will be held for Planning Committee members in the early summer to discuss the emerging results of the Study, prior to the completion of the draft report.
- 3.3 Public consultation on the draft report will take place in the autumn, alongside the consultation on the Core Strategy Preferred Options and other background studies.

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# Agenda Item 11

**REPORT TO:** Cabinet  
Planning Committee  
Cabinet Member Communities  
Cabinet Member Regeneration

**DATES:** 15<sup>th</sup> April 2010 (Cabinet)  
7<sup>th</sup> April 2010 (Planning Committee)  
31<sup>st</sup> March 2010 (CM Communities)  
17<sup>th</sup> March 2010 (CM Regeneration)

**SUBJECT:** Additional Pitch Provision for Gypsies and Travellers in Sefton

**WARDS AFFECTED:** All

**REPORT OF:** Alan Lunt – Neighbourhoods and Investment Programmes Director  
Andy Wallis – Planning and Economic Development Director

**CONTACT OFFICER:** Jim Ohren, Principal Manager, ☎ 934 3619  
Ingrid Berry, Principal Planner ☎ 934 3551

**EXEMPT/  
CONFIDENTIAL:** No

**PURPOSE/SUMMARY:**

This report explains the requirement on the local authority to secure additional pitch provision for gypsies and travellers; seeks approval to the methodology for site appraisal and selection; explains the process and likely timescale for site appraisal and submission of an application for gypsy and traveller site grant; and seeks delegated authority for the relevant Directors to make and submit an application for site grant should a suitable site (or sites) be identified, subject to subsequent endorsement by Cabinet.

**REASON WHY DECISION REQUIRED:**

A decision is required in order to ensure that the relevant Directors have authority to submit an application for site grant in time for the deadline of 30<sup>th</sup> April 2010.

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## RECOMMENDATION(S):

That Planning Committee and Cabinet Members note the report and recommend that Cabinet:

- 1) Note the report and the need to secure additional pitch provision (transit and permanent) for Gypsies and Travellers.
- 2) Approve the methodology for site appraisal and selection
- 3) Authorise the Neighbourhoods and Investment Programmes Director, in consultation with the Planning and Economic Regeneration Director, to make minor changes to the scoring framework if early consultations with key partners/stakeholders show that this is necessary.
- 4) Agree that a further report be submitted to a subsequent Cabinet meeting regarding potential sites.

**KEY DECISION:** Yes

**FORWARD PLAN:** Yes

**IMPLEMENTATION DATE:** Immediately, following the call in period after the Cabinet meeting on 15<sup>th</sup> April 2010.

**ALTERNATIVE OPTIONS:** None

**IMPLICATIONS:**

**Budget/Policy Framework:** None

**Financial:** Exact costs are unknown at this time. Purchase of new site(s) is likely to be covered by a 100% Government grant, although availability is not guaranteed. (Site running costs are not met by the Government grant, but are defrayed by rents and service charges).

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2009/ 2010 £</b>	<b>2010/ 2011 £</b>	<b>2011/ 2012 £</b>	<b>2012/ 2013 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b><u>REVENUE IMPLICATIONS</u></b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

**Legal:** N/A

**Risk Assessment:** N/A

**Asset Management:** N/A

**CONSULTATION UNDERTAKEN/VIEWS**

FD 347 - The Acting Finance and Information Services Director has been consulted and has no comments on this report.  
 Environmental Protection Director; Neighbourhoods and Investment Programmes Director;  
 Planning and Economic Regeneration Director

**CORPORATE OBJECTIVE MONITORING:**

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		✓	
2	Creating Safe Communities	✓		
3	Jobs and Prosperity	✓		
4	Improving Health and Well-Being	✓		
5	Environmental Sustainability	✓		
6	Creating Inclusive Communities	✓		
7	Improving the Quality of Council Services and Strengthening local Democracy		✓	
8	Children and Young People	✓		

**LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT**

Merseyside Gypsy and Traveller Accommodation Assessment – University of Salford Housing and Urban Studies Unit - 2008  
 Partial Review of the RSS - Interim Draft Policy for Gypsies and Travellers – 4NW - 2009  
 Gypsy and Traveller Accommodation Needs Assessments Guidance – DCLG, Oct 2007  
 Gypsy and Traveller Site Grant Guidance, HCA 2010

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## 1.0 BACKGROUND

- 1.1 Under Section 8 of the Housing Act 1985 local authorities are required to consider the various accommodation needs of the local population and to carry out periodic reviews in order to provide relevant and appropriate provision to meet these needs. Section 225 of the Housing Act 2004 introduced a specific duty for local authorities to assess the accommodation needs of Gypsies and Travellers within their localities. All authorities across the country are expected to respond to accommodation need where a need has been identified.
- 1.2 In relation to the future housing needs of Gypsies and Travellers, a report on this matter was considered by Sefton's Cabinet on 26<sup>th</sup> February 2009. This report summarised the findings of the Merseyside Gypsy and Traveller Accommodation Assessment together with the emerging requirements of the Partial Review of Regional Spatial Strategy. The report examined the likely implications for Sefton in relation to future additional permanent and transit pitch provision and meeting the housing and support needs of Gypsies and Travellers and Travelling Showpeople. It also sought delegated authority for the relevant Directors to make representations on behalf of Sefton Council to the Regional Spatial Strategy Partial review consultations and subsequent Examination in Public
- 1.3 The regional dimension is intended to ensure that all local authorities contribute to resolving the current shortage of authorised site accommodation in a strategic manner, which helps redress current imbalances in the pattern of provision, and enhances the sustainability of the Gypsy and Traveller site network.
- 1.4 At the time of the Cabinet report in February 2009 the interim draft Partial Review of the Regional Spatial Strategy was subject to a consultation period, running until early March 2009. It indicated a minimum additional permanent residential pitch requirement for Sefton for the period 2007 to 2016 of 30 pitches, (i.e. 30 over and above the existing 16 pitches provided at present = 46 pitches in total) plus 5 transit pitches and 5 pitches for Travelling Showpeople
- 1.5 In line with the delegated authority granted by Cabinet representations were made on behalf of Sefton Council to the interim draft Partial Review consultation to the effect that the additional requirements were unjustified. The final version of the draft North West Plan Partial Review of the Regional Spatial Strategy was published in July 2009. In this version the figures for Sefton were revised downwards. Instead of 30 additional residential permanent pitches, it said 15 are required, plus 5 transit pitches, and there is no requirement to provide any Travelling Showpeople pitches. A statutory 12-week consultation period on the plan ended on 19<sup>th</sup> October 2009. The Examination in Public took place in early March and the Secretary of State's decision is expected later this year.
- 1.6 The revised figures vindicate Sefton Council's stance. They are much more acceptable, being very close to the figures arising from the Merseyside assessment commissioned by Sefton jointly with Knowsley, Wirral and Liverpool
- 1.7 The current position, therefore, is that Sefton should have a total of 31 permanent pitches and 5 transit pitches for the period to 2016, with a similar number required over the next 10 years. As of 2010 there are currently 16 permanent pitches in Sefton, (at Broad Lane, Formby). Therefore provision for an additional 15 permanent pitches and 5 transit pitches needs to be made by to ensure adequate provision is made for the period to 2016.
- 1.8 Sefton has an existing policy in its Unitary Development Plan (UDP) for Gypsy and Traveller pitches (policy MD4). This is criteria based, and doesn't identify sites, but could provide the basis for permitting pitches in the absence of identified sites. The Local Development Framework, which Sefton are currently bringing forward, offers an opportunity to allocate sites for Gypsy and Traveller pitches. This will provide greater certainty for bringing sites forward and will help to enable funding bids to be successful.
- 1.9 The main document in Sefton's Local Development Framework is the Core Strategy. Work is

in progress on this document and it anticipated this will be adopted in 2012. This document is likely to provide the broad policy framework for the provision of housing to meet all needs, including gypsy and travellers. However, it will not allocate land for gypsy and traveller pitches. Therefore, following on from the Core Strategy a Site Allocations Development Plan Document (DPD) will be produced. This will allocate land for uses such as housing and employment and include sites allocated for gypsy and traveller pitches.

- 1.10 Meanwhile, in advance of the adoption of the Core Strategy and the Site Allocations DPD the short term strategy for meeting the housing requirements of Gypsies and Travellers will be to identify suitable sites. As a starting point, it is proposed that we will examine sites over 0.5 hectares identified in the Strategic Housing Land Availability Assessment (SHLAA), as this is the minimum size of site that could meet our needs for a transit site. Ideally a site of about 2 hectares should be identified, but sites of this size are few and far between, so by setting the threshold higher we would be ruling out a number of sites which might be able to meet our needs in combination.
- 1.11 However, the SHLAA is a housing land study. Its purpose is to assess how much new housing land could potentially be available in Sefton over the next 15 years. Therefore it is proposed that these sites will be re-assessed using a bespoke scoring framework (albeit heavily informed by the scoring used in the SHLAA) as there will be different aspects, such as a suitable road access and different flood zone locational requirements, which need to be considered in relation to the identification of sites suitable for gypsies and traveller accommodation. This re-assessment will be used to identify a short-list of sites that will form the basis of consultation on the location of gypsy and traveller sites in Sefton.
- 1.12 Unlike the SHLAA, it is proposed that sites in the Green Belt be included if (and only if) no non-Green Belt sites are found to be suitable. This is because there is a potential that small, non-strategic Green Belt sites may be identified on the edge of the urban area and could be developed without a wider sub-regional Green Belt study having to have been completed.
- 1.13 The proposed site appraisal and selection criteria, in the form of a scoring framework, are attached at Appendix A. The scoring framework covers a range of issues that need to be considered when choosing a suitable gypsy and traveller site. The issues to be considered have been chosen as they have been identified in national policy guidance. These issues include obvious considerations such size and location, flood risk, accessibility and availability but also whether the land is likely to suitable and whether the location would promote – or hinder - social inclusion. In this latter respect it is important that the site or sites will prove to be safe and secure for gypsies and travellers, will not present a barrier to integration with the wider local community, and also be broadly acceptable to existing local residents. Clearly, sensitivity to these considerations is required in appraising potential sites. Officers are mindful of this and aware of the importance that consultation with all stakeholders will play in arriving at judgments.
- 1.14 The Government has made available, through an annual bidding round, 100% grant aid for providing additional pitches/new sites once they are identified. The closing date for submissions in the current round is 30<sup>th</sup> April 2010. At the time of writing this report detailed appraisal work using the scoring framework has not been completed. However, it is envisaged that it may be possible to identify a site (or sites) that will prove suitable to submit for site grant funding, either before 30<sup>th</sup> April 2010 or reasonably soon thereafter. Should this be the case consultation with ward councillors and the local gypsy and traveller community as a minimum will take place as part of the submission, and subsequent Cabinet endorsement will be sought. Any site proposal would, of course, be subject to consultation with local residents as a separate exercise to inform the preparation of the Core Strategy, and ultimately the submission of a planning application.

## **2.0 CONCLUSIONS**

- 2.1 Sefton are required to identify appropriate sites for Gypsy and Travellers in accordance with the requirements of the North West Regional Spatial Strategy. This report seeks to ensure that potential sites are identified on the basis of an agreed methodology and to allow

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application to be made to cover the cost of provision of the site, prior to the bid deadline of April 30<sup>th</sup> 2010. However, this will not prevent the identified sites from being subsequently approved (or otherwise) by Cabinet for the intended purpose.

## Scoring Framework / Methodology for the appraisal and selection of potential Gypsy and Traveller sites in Sefton

It is proposed that sites will be assessed using a bespoke scoring framework similar to that used in the Strategic Housing Land Availability Assessment. The assessment will be used to identify a short-list of sites that will form the basis of consultation on the location of gypsy and traveller sites in Sefton.

The scoring framework will cover a range of issues that need to be considered when choosing a suitable gypsy and traveller site. The issues to be considered have been chosen as they have been identified in national policy guidance. For ease of reference the issues have been group into 6 broad types:

- Size and location;
- Suitability;
- Availability;
- Accessibility;
- Achievability; and
- Social inclusion

Below is the list of issues and a draft scoring system for the site assessment. Each issue has a maximum score of 10 with an overall maximum score of 270. At this stage, each of the issues has been given equal weighting. This can be changed if it is agreed that some issues are of more importance than others. Some of the criteria also have the potential to require the removal of the site from further consideration. This acknowledges that some issues are insurmountable.

Following the scoring framework is a site assessment pro forma which will be used to record all the scores.

### Scoring Framework

#### 1. Size and Location

##### a) Site size

The site is over 2 ha	10 points
The site is between 1.5 to 2 ha	7 points
The site is between 1 to 1.5 ha	5 points
The site is between 0.5 to 1ha	3 points
The site is smaller than 0.5 ha	Discard site from search
<b>TOTAL</b>	<b>10 PTS</b>

#### Notes:

**Permanent sites** - *The ideal situation would be for all of the 15 permanent pitches to be provided on one site. This will enable the G&T community to stay together. It would also be more cost effective in providing facilities and site management. The minimum ideal site size for 15 pitches and associated facilities is 1.5ha. It would also be cost effective and easier to*

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manage if the transit site was provided on the same site. Sites over 2ha therefore would score the maximum points, with lower scores for smaller sites.

## b) Site access

The site is easily accessed directly from an existing main road	10 points
The site is accessible from a suitable (non main) road through non-residential area	7 points
The site is accessible from a suitable (non main) road through less than 100m of residential area	0 points
The site is only accessible through narrow/unsuitable roads or through more than 100 m of residential area	Discard site from search
<b>TOTAL</b>	<b>10PTS</b>

## c) Flood Risk

The whole site is in flood zone 1	10 points
The whole site is in flood zones 1 or 2	5 points
Between 0 and 20% of the site is in flood zones 3a or 3b	0 points
Over 20% of the site is in flood zones 3a or 3b	Discard site from search
<b>TOTAL</b>	<b>10 PTS</b>

**Notes:** PPS25 sets out the types of development that can be permitted in each flood zone. Caravans, mobile homes and park homes for permanent residential use are classed as 'highly vulnerable' and therefore could be permitted in flood zone 1 and, if an exception test is passed, in flood zone 2. If over 80% of the site is in flood zone 3a or 3b then the site is removed from further consideration.

## d) Location

The site is within 2.5km of existing site in Formby <u>or</u> is in South Sefton	10 points
The site is within 5km of existing site in Formby	7 points
The site is within 7.5km of existing site in Formby	4 points
The site is within 10km of existing site in Formby	2 points
The site is not within 10km of existing site in Formby and is not in South Sefton	0 points
<b>TOTAL</b>	<b>10 POINTS</b>

The site is in an existing urban area	10
The site is on the edge of an existing urban area	5
The site is detached from an existing urban area	0
<b>TOTAL</b>	<b>10 POINTS</b>

**Notes:** There are two preferred locations for a new permanent site, either as close as possible to the existing site in Formby, or in South Sefton (classed as the built-up areas of Bootle/Crosby Netherton/Seaforth/Litherland).



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*The ideal location for a G&T site is within existing built up areas. G&T sites shouldn't be pushed out away from other residents and should be fully integrated.*

## 2. Suitability

	Yes	Partially	No
Does the site suffer from any physical constraints or barriers (e.g. topography, shape)?	0	5	10
Is the site affected by un-neighbourly uses (heavy industry, power lines, motorways, etc)?	0	5	10
Is there a possibility that the site is heavily contaminated?	0	5	10
Would the site achieve visual and acoustic privacy?	10	5	0
Does the site have any nature or heritage designations?	0	5	10
<b>TOTAL</b>	<b>50 PTS</b>		

**Notes:** *There are a number of factors that make a site less suitable for development. The above factors are relevant to G&T sites but also to other housing developments. However, there may be some extra criteria or other factors that the G&T community think are relevant, which would only be ascertained as a result of an initial consultation with them.*

## 3. Availability

	Yes	Partially	No
Does the site currently have a suitable UDP designation?	10	5	0
Is the site in active use?	0	5	10
Is the site subject to multiple or difficult land ownerships?	0	5	10
Is site in Council (or partner) ownership?	10	5	0
Is the owner willing to sell?	10	5	Discard from search
Would the costs involved in purchasing the site be prohibitive?	0	5	10
<b>TOTAL</b>	<b>60 PTS</b>		

**Notes:** *Regardless of how suitable a site is for development it also has to be available. It is considered likely that developers would resist their site being identified for a G&T site as this would reduce potential value.*

## 4. Achievability

	Yes	Partially	No
Are there any known significant abnormal costs (including remediation, demolition, etc)?	0	5	10
Does the site need significant new infrastructure (including utilities)?	0	5	10
<b>TOTAL</b>	<b>20 PTS</b>		

**Notes:** *How easily a site can be brought forward for development is a major factor on whether a site can be developed.*

## 5. Accessibility

	Yes	No
Is there a Primary school within 600m?	10	0
Is there a Local Centre within 800m?	10	0
Is there a Health Centre of GP within 1000m?	10	0
Is there an employment area within 5km?	10	0
Is there a railway station within 800m or a bus stop (frequent use) within 400m?	10	0
<b>TOTAL</b>	<b>50 PTS</b>	

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**Notes:** A site will be more sustainable the greater number of facilities and services are within easy reach. The distances used above are the same as used in the SHLAA. It is important that the site is close to a main access road due to potential high levels of traveller movement, particularly in the transit site.

## 6. Social Issues

	Yes	Partially	No
Is the site acceptable to the needs of the G&T community	10	5	Discard from search
Would the site enable residents to integrate with local neighbourhood?	10	5	0
Would the site provide a safe and secure environment?	10	5	Discard from search
Would the site be broadly acceptable to existing local residents?	10	5	0
<b>TOTAL</b>	<b>40 PTS</b>		

**Notes:** It is important that G&T sites are integrated into the community and not marginalised. It is also important that the existing local population accept the new residents.

<b>Site ID</b>	
<b>Site Address</b>	

Photo

Map

	For Permanent Site	For Transit Site
<b>Size and Location Score (Max 50)</b>		
<b>Suitability Score (Max 50)</b>		
<b>Availability Score (Max 60)</b>		
<b>Achievability Score (Max 20)</b>		
<b>Accessibility Score (Max 50)</b>		
<b>Social Issues Score (Max 40)</b>		
<b>TOTAL (Max 270)</b>		

**Site Survey Comments**

**Conclusions**

Site to be short listed for G&T site     yes  no

Is the site in the Green Belt?  yes  no. If yes, could the site be removed from the GB as a non-strategic release?  yes  no

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