

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, SOUTHPORT
ON 2 JUNE 2010**

PRESENT: Councillor Tweed (in the Chair)
Councillor Mahon (Vice-Chair)

Councillors Barber, Byrne, Cuthbertson, Dodd,
Glover, Griffiths, Gustafson, Hands, Kelly, Preston
and Shaw

ALSO PRESENT: Councillors C.Maine, S.Maine, Parry and Porter

1. APOLOGY FOR ABSENCE

An apology for absence was received from Councillor L.Cluskey.

2. FORMER COUNCILLORS COLBERT AND STOREY

RESOLVED:

That former Councillors Colbert and Storey be thanked for their dedicated service and contribution to the Planning Committee.

3. COUNCILLOR MONCUR

RESOLVED:

That Councillor Moncur be thanked for the manner in which he has chaired meetings of the Planning Committee and he be wished every success in his new post as the Cabinet Member – Children's Services.

4. DECLARATIONS OF INTEREST

Member / Officer	Item	Interest	Action
Councillor Hands	Application No. S/2010/0327 131-133 Upper Aughton Road, Southport	Prejudicial – Is a tenant of Adactus Housing Group Ltd. and is the Chair Customer Involvement Panel - Beech Housing (a subsidiary of	Left the room, took no part in the consideration of the item and did not vote thereon

PLANNING COMMITTEE- WEDNESDAY 2ND JUNE, 2010

		Adactus Housing Group Ltd.)	
Councillor Hands	Application No. S/2010/0557 Ingleside, Sandy Lane, Hightown	Prejudicial – Is a close friend and colleague of the applicant	Left the room, took no part in the consideration of the item and did not vote thereon
Councillor Sumner	Application No. S/2010/0557 Ingleside, Sandy Lane, Hightown	Prejudicial – Is a close friend and colleague of the applicant	Left the room, took no part in the consideration of the item and did not vote thereon
Councillor Dodd	Application No. S/2010/0557 Ingleside, Sandy Lane, Hightown	Prejudicial – Is a close friend and colleague of the applicant	Left the room, took no part in the consideration of the item and did not vote thereon
Councillor Preston	Application No. S/2010/0557 Ingleside, Sandy Lane, Hightown	Prejudicial – Is a close friend and colleague of the applicant	Left the room, took no part in the consideration of the item and did not vote thereon
Councillor Byrne	Application No. S/2010/0557 Ingleside, Sandy Lane, Hightown	Prejudicial – Is a close friend and colleague of the applicant	Left the room, took no part in the consideration of the item and did not vote thereon

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Councillor Byrne	Application No. S/2010/0075 – Land to the Rear Kensington House Sports and Social Club, Station Road, Maghull	Prejudicial – is a Maghull Town Councillor, and the Town Council has expressed their views on the application	Left the room, took no part in the consideration of the item and did not vote thereon
Councillor Shaw	Application No. S/2010/0557 Ingleside, Sandy Lane, Hightown	Prejudicial – Is a close friend and colleague of the applicant	Left the room, took no part in the consideration of the item and did not vote thereon
Councillor Mahon	Application No. S/2010/0431 – Former Peerless Site, Dunnings Bridge Road, Netherton	Prejudicial – has taken advice from the solicitor involved in the application	Left the room, took no part in the consideration of the item and did not vote thereon
Councillor Glover	Application No. S/2010/0075 – Land to the Rear Kensington House Sports and Social Club, Station Road, Maghull	Personal – the adjoining premises is Maghull & District Conservative Club, who have and expressed their views on the application	Stayed in the room but took no part in the consideration of the item and did not vote thereon
Councillor Barber	Application No. S/2010/0075 – Land to the Rear Kensington House Sports and Social Club, Station Road, Maghull	Personal – the adjoining premises is Maghull & District Conservative Club, who have and expressed their views on the application	Stayed in the room but took no part in the consideration of the item and did not vote thereon
Councillor Griffiths	Application No. S/2010/0075 – Land to the Rear Kensington House Sports and Social Club, Station Road,	Personal – the adjoining premises is Maghull & District Conservative Club, who have and expressed	Stayed in the room but took no part in the consideration of the item and did not vote thereon

	Maghull	their views on the application	
Councillor Cuthbertson	Application No. S/2010/0075 – Land to the Rear Kensington House Sports and Social Club, Station Road, Maghull	Personal – the adjoining premises is Maghull & District Conservative Club, who have and expressed their views on the application	Stayed in the room but took no part in the consideration of the item and did not vote thereon
Peter Cowley, Principal Solicitor	Application No.S/2010/0466 – 8 Sandringham Road, Southport	Personal – Knows the applicant	Stayed in the room but took no part in the consideration of the item

5. MINUTES OF THE MEETING HELD ON 28 APRIL, 2010

RESOLVED:

That the Minutes of the meeting held on 28 April 2010 be confirmed as a correct record.

6. APPLICATION NO.S/2010/0420/66 - WARREN PARK NURSING HOME, 66 WARREN ROAD, BLUNDELLSANDS

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 south elevation of the side wing, first floor extension to the rear elevation of the main building and single storey extension to the existing conservatory at the front of the nursing home be approved for the 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.

7. APPLICATION NO.S/2010/0471 - 603-609 LIVERPOOL ROAD, AINSDALE, SOUTHPORT

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the Extension of Time application pursuant to planning permission N/2007/0396 approved 21/06/2007 - for demolition of existing showroom

and parts store, erection of extensions and internal alterations to existing workshops, to form vehicle service bays, parts office and parts store be approved for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr.Hayes on behalf of objectors to the application and a response from Mr.Anderson, the applicant's agent.

RESOLVED:

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

8. APPLICATION NO.S/2010/0466 - 8 SANDRINGHAM ROAD, SOUTHPORT

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the erection of a two storey detached garage incorporating a dormer to the front and a balcony to the rear after demolition of the existing detached garage be approved for the 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.

9. APPLICATION NO.S/2010/0412 - 97 PARK LANE, NETHERTON

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the change of use from retail (A1) to cafe (A3) be approved for the reasons stated or referred to in the report.

RESOLVED:

That consideration of the application be deferred to enable both the applicant and petitioner sufficient time to make representations.

10. 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/2010/0327	131-133 Upper Aughton Road, Southport
S/2010/0400	Land to rear 1 Cambridge Avenue, Crosby
S/2010/0402	9 Lambshear Lane, Lydiate
S/2010/0431	Former Peerless site, Dunning's Bridge Road, Netherton
S/2010/0518	LA Fitness, Marine Drive, Southport
S/2010/0533	17 Shore Road, Ainsdale
S/2010/0557	Ingleside, Sandy Lane, Hightown
S/2010/0565	Former Hugh Baird College site, Church Road, Litherland

11. APPLICATION NOS.S/2009/0975 AND S/2009/1004 - FORMER LEAF UK SITE, VIRGINIA STREET AND SITE OF SOUTHPORT GENERAL INFIRMARY, SCARISBRICK NEW ROAD, SOUTHPORT

The Committee considered the report of the Planning and Economic Development Director that sought agreement to vary the requirements of the Section 106 Agreement in so far as it relates to the provision of affordable housing on sites at Leaf UK, Virginia Street and the Southport General Infirmary, Scarisbrick New Road, Southport.

RESOLVED:

That consideration of the application be deferred.

12. APPLICATION NO.S/2010/0075 - LAND TO THE REAR OF KENSINGTON HOUSE SPORTS AND SOCIAL CLUB, STATION ROAD, MAGHULL

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the construction of 6 no. semi-detached two storey dwellings and access road be approved for the reasons stated or referred to in the report.

Councillor C.Mainey, as Ward Councillor, made representations against the proposed development.

Councillors Glover, Barber, Cuthbertson and Griffiths clarified that none on the Conservative Group Councillors, who were Members of the

Committee, had any connection to the site in question or the adjoining premises.

RESOLVED:

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

13. APPLICATION NO.S/2010/0458 - 40 HAMPTON ROAD, SOUTHPORT

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for conversion to 6 self-contained flats involving alterations to the side access and the erection of a two storey extension at the rear after demolition of the existing outrigger at the rear of the premises.

RESOLVED:

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

14. MOOR PARK CONSERVATION AREA ARTICLE 4(2) DIRECTION

The Committee considered the report of the Planning and Economic Development Director that sought confirmation of the Moor Park Article 4(2) Direction, making its effects permanent.

RESOLVED:

That the Cabinet be recommended to approve the Moor Park Article 4(2) Direction without modification.

15. CORE STRATEGY UPDATE

The Committee considered the report of the Planning and Economic Development Director that provided an update of the Core Strategy for Sefton and sought approval for the next steps.

RESOLVED:

That the Planning and Economic Development Director be requested to arrange a workshop for the Committee in the near future to consider:

- key issues which the Core Strategy for Sefton must tackle;
- a vision for the borough by the end of Core Strategy period (2027); and
- a strategy for achieving this end of Core Strategy period (2027).

16. 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.C.Dawbarn	40 Waterloo Road, Birkdale, Southport S/2009/0897 – appeal against refusal of the Council to grant planning permission for the erection of a single storey extension to the rear of the dwellinghouse after demolition of the existing two storey extension.	Allowed 27/04/10
Mr.T.R.R.Jaeger	61 & 63 Albert Road, Southport S/2009/0874– appeal against refusal of the Council to grant planning permission for outline planning application for the erection of a block of five, four storey town houses fronting onto Albert Road and a block of six, part three, part four storey town houses at the rear after demolition of existing buildings.	Dismissed 14/05/10
Mr.P.Taylor	14 Redhill Drive, Southport S/2009/1207 – appeal against refusal of the Council to grant planning permission for the retention of a fence to the front of the dwellinghouse	Dismissed 10/05/10
Websco (Holdings)	Formby Football Club Altcar Road, Formby S/2009/0596 – appeal against refusal of the Council to grant temporary planning permission, for a period of two years, for the change of use of land to football / rugby pitches, erection of 9 no. floodlighting columns 10m in height with ball retention netting between posts, earth bunding surrounding the pitches, retention of the existing portacabins/ structures and layout of car parking.	Withdrawn 20/04/10

RESOLVED:

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

17. URGENT WORKS NOTICE 40 LANCASTER ROAD, BIRKDALE

The Committee considered the report of the Planning and Economic Development Director that provided an update to Members concerning the recent severe fire damage caused to 40 Lancaster Road (former Birkdale School for Hearing Impaired Children) and to seek further authorisation to serve a new Urgent Works Notice.

RESOLVED:

That subject to consideration and approval by Cabinet the Planning and Economic Development Director be authorised to serve a new Urgent Works Notice in respect of 40 Lancaster Road, in order to secure the buildings from further decline.