

**PLANNING COMMITTEE**

**MEETING HELD AT THE CROSBY CIVIC HALL,  
CROSBY ROAD NORTH, WATERLOO, L22 0LQ  
ON 15 SEPTEMBER 2010**

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

Councillors Byrne, L.Cluskey, Dodd, Dorgan,  
Griffiths, Hands, Hough, Ibbs, Jones, Kelly, Preston  
and Sumner

**ALSO PRESENT:** Councillors Papworth, Parry, Barber, Porter and  
Dutton

**63. APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Gustafson.

**64. DECLARATIONS OF INTEREST**

The following declarations of the interest were received:

Member	Item	Interest	Action
Councillor Ibbs	Application No. S/2010/0995 – 80 Raven Meols Lane, Formby	Prejudicial – Prior to being a Member of the Committee had had dealings with the applicant	Left the room, took no part in the consideration of the item and did not vote thereon
Councillor Hough	Application No. S/2010/0926 – 58 Moor Drive, Crosby	Personal – Was approached by the applicant and advised them to consult with the Planning Officers	Stayed in the room, took part in the discussion and voted thereon

**65. MINUTES OF THE MEETING HELD ON 18 AUGUST, 2010**

RESOLVED:

That the Minutes of the meeting held on 18 August 2010, be confirmed as a correct record.

**66. APPLICATION NO.S/2010/0350 - SAINSBURY'S 1-3 LIVERPOOL ROAD, CROSBY**

Further to Minute No.49 of the meeting held on 18 August 2010, the Committee considered the report of the Planning and Economic Development Director for the recommending that the above application for the redevelopment of land within Crosby district centre comprising the demolition of buildings and erection of retail food store with undercroft parking (Use Class A1) and:

(1) Full planning permission for erection of 7 small retail units comprising shops (A1); and/or financial and professional services (A2); and/or restaurants and cafes (A3); and/or drinking establishments (A4); and/or takeaway (A5)

(2) Full planning permission for erection of community use building comprising financial and professional services (A2); and/or business (B1); and/or community uses (D1) with parking to rear

(3) Full planning permission for change of use and alteration of existing foodstore to shops (A1); and/or financial and professional services (A2); and/or restaurants and cafes (A3) and/or drinking establishments (A4); and/or takeaway (A5)

(4) Full planning permission for construction of multi-storey car park to Islington with bus interchange facility and decked car park over existing Allengate car park

(5) Full planning permission for new and altered vehicular and pedestrian accesses, including the rerouting of Moor Lane, landscaping of centre, construction of infrastructure and associated facilities together with associated temporary works and structures and associated utilities/services required by the development

be approved subject to the completion of a Section 106 Agreement detailing provisions for trees, greenspace, public art, highway works and town centre security provision and to the conditions and for the reasons stated in the report and Late Representations.

Prior to consideration of the application, the Committee received petitions from Mr.J.Scott, Mr.K.Downs, Ms.J.Potier, Mr.D.McLean, Ms.C.Holland,

Mr.A.Ritchie, Ms.M.Earnshaw in opposition to the proposed development and responses by the applicant's agents Mr.May and Mr.Hargreaves.

Councillors Papworth and Parry, as Ward Councillors, made representations against the proposed development.

RESOLVED:

That the recommendation be not agreed and the application be refused as the proposed development fails to respond positively to the character and form of its surroundings in respect of form, massing, style, design and material and is therefore contrary to the requirements of Sefton UDP Policy DQ1 and PPS5 HE7.5.

(In accordance with Rule 18.5 of the Council and Committee Procedure Rules, the following Councillors requested that their vote against resolution 66 above be recorded, namely, Councillors Preston, Dodd, Hands, Hough and Sumner).

(In accordance with Rule 18.5 of the Council and Committee Procedure Rules, the following Councillor requested that his abstention in relation resolution 66 above be recorded, namely, Councillor Byrne)

**67. APPLICATION NO.S/2010/1008 - SAINSBURY'S 1-3 LIVERPOOL ROAD, CROSBY**

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the use of land for the siting of 7 temporary shop units with Use Classes A1 to A5 and associated temporary ground works be approved subject to the conditions and for the reasons stated or referred to in the report and in Late Representations.

RESOLVED:

That the recommendation be approved and the application granted subject to the completion of a Section 106 Agreement detailing provisions for trees, greenspace, public art, highway works and town centre security provisions.

**68. APPLICATION NO.S/2010/0995 - 80 RAVEN MEOLS LANE, FORMBY**

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the part retention of a porch at the front of the bungalow be approved subject to the conditions and 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.

**69. APPLICATION NO.S/2010/0985 - 13 PRESTWICK DRIVE, CROSBY**

The Committee considered the report of the Planning and Economic Development Director recommending that that the above application for alterations to the roof from a hip to a gable together with the installation of 3 no dormer windows to the front and 3 no to the rear together with a extension to the side / front of the existing garage and a pitched roof over the existing flat roof (resubmission of S/2010/0542, withdrawn 19/05/2010) be approved subject to the conditions and 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.

**70. APPLICATION NO.S/2010/0926 - 58 MOOR DRIVE, CROSBY**

The Committee considered the report of the Planning and Economic Development Director recommending that that the above application for retrospective planning permission for a single storey extension to side and rear together with a first floor extension to the side of the dwellinghouse be approved subject to the conditions and 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.

**71. APPLICATION FOR PLANNING PERMISSION - APPROVAL**

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; and
- (2) the applicants entering into any legal agreements indicated in the report or Late Representations:

Application No.	Site
S/2010/0855 and 0856	Land and Premises between Well Lane and Litherland Road adjacent to 25 Well Lane, Bootle

**72. APPLICATION NO.S/2010/1062 - RIBBLE BUILDINGS, LORD STREET, SOUTHPORT**

The Committee considered the report of the Planning and Economic Development Director recommending that the decision to approve the above application for the conversion of existing building and erection of a six storey extension to the rear to create a 92 bed hotel, including ground floor restaurant, layout of car parking area and external refurbishment works after removal of existing canopies be delegated to the Planning and Economic Development Director subject to the receipt of a satisfactory bat survey information.

RESOLVED:

That the recommendation be approved and the decision to approve the application be delegated to the Planning and Economic Development Director subject to the receipt of a satisfactory bat survey information.

**73. APPLICATION NO.S/2010/1049 - 28 OLD MILL LANE, FORMBY**

The Committee considered the report of the Planning and Economic Development Director recommending that that the above application for the erection of one detached two storey dwellinghouse after demolition of the existing detached garage, including alterations to the roof of the existing house from hip to gable, repositioning of windows and new vehicular access be approved subject to the conditions and 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.

**74. APPLICATION NO.S/2010/1074 - CONNOLLY HOUSE, 47 BALLIOL ROAD, BOOTLE**

The Committee considered the report of the Planning and Economic Development Director recommending that the decision to approve the above application for the layout of a temporary car parking area including the erection of lighting columns and perimeter fencing with access / egress

onto Exeter Road be delegated to the Planning and Economic Development Director upon expiry of the press notice period.

RESOLVED:

That the recommendation be approved and the decision to approve the application be delegated to the Planning and Economic Development Director upon expiry of the press notice period.

**75. APPLICATION NO.S/2010/1144 - 18 ALEXANDRA ROAD, WATERLOO**

The Committee considered the report of the Planning and Economic Development Director recommending that the decision to approve the above application for the erection of a single storey extension to the rear (re-submission of S/2010/0869 withdrawn) be delegated to the Planning and Economic Development Director to allow the completion of the press advertisement period subject to receipt of no additional representations raising new planning issues.

RESOLVED:

That the recommendation be approved and the decision to approve the application be delegated to the Planning and Economic Development Director to allow the completion of the press advertisement period subject to receipt of no additional representations raising new planning issues.

**76. FURTHER FORDHAM RESEARCH ADVICE ABOUT HOUSING MATTERS IN SEFTON**

The Committee considered the report of the Planning and Economic Development Director that reported the findings of further studies undertaken by Fordham Research that: clarified and expanded on the affordable housing statistics contained in previously completed Sefton Strategic Housing Market Assessment 2008 and published in 2009; and provided an analysis of housing search and expectations in Sefton.

The report also sought agreement to a change in the current approved negotiating position with regard to affordable housing provided through the S106 process in Bootle.

RESOLVED: That

- (1) the key findings of the Strategic Housing Market Assessment Technical Note and the Housing Search and Expectations Study be noted;

- (2) the key findings of the Strategic Housing Market Assessment Technical Note and the Housing Search and Expectations Study be endorsed and used to inform the emerging Core Strategy Process;
- (3) the Cabinet be requested to approve the key findings of the Strategic Housing Market Assessment Technical Note; and
- (4) the Cabinet be requested to approve the relaxation of any S106 affordable housing requirement for Bootle with immediate effect.

## **77. THE GREEN BELT STUDY**

The Committee considered the report of the Planning and Economic Development Director that provided information about the findings of the draft Green Belt Study, the outcomes of which would be incorporated into the Preferred Options stage of the emerging Core Strategy. The results of the draft Study would be consulted on later this year, at the same time as the Preferred Options stage of the Core Strategy.

RESOLVED: That

- (1) the Planning and Economic Development Director be authorised to make necessary changes to the draft Study resulting from consultation with Counsel and as a result of the draft Study's validation by Envision, the consultants appointed to carry out this role;
- (2) the contents of the report, including the implications relating to how Sefton's future housing and employment land requirements may be met to 2031, be noted; and
- (3) the Cabinet be requested to adopt the draft Green Belt Study and Detailed Boundary Review for consultation purposes.

## **78. SAFEGUARDING EMPLOYMENT LAND SUPPLEMENTARY PLANNING DOCUMENT - DRAFT FOR PUBLIC AND STAKEHOLDER CONSULTATION**

The Committee considered the report of the Planning and Economic Development Director that sought approval to take the draft 'Safeguarding Employment Land' Supplementary Planning Document (SPD) out to public and stakeholder consultation. If adopted, following the public and stakeholder consultation, the Document would form the basis for determining relevant planning applications in the Borough.

RESOLVED: That

- (1) the draft document for public and stakeholder consultation be approved; and

- (2) the Planning and Economic Development Director be requested to submit a further report on the outcome of the public and stakeholder consultation and a suggested way forward to secure its adoption as an SPD.

**79. WORKS IN DEFAULT WITHIN LINACRE ONE HMRI AREA: 86-90 LINACRE ROAD, LITHERLAND**

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 & Country Planning Act 1990 to the following property within the Linacre One HMRI area: 86-90 Linacre Road, Litherland.

**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 86-90 Linacre Road, Litherland, pursuant to Section 219 of the Town and Country Planning Act 1990, subject to the necessary funding being provided by Neighbourhood Initiative Funding.

**80. TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL**

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

Appellant	Proposal/Breach of Planning Control	Decision
Mr.A.Johnson	17 Silver Birch Way, Lydiate – appeal against refusal of the Council to grant planning permission for a loft conversion with front and rear dormers and alterations to the roof to form a side gable.	Allowed 09/08/10