

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, SOUTHPORT
ON 9 MARCH 2011**

PRESENT: Councillor Tweed (in the Chair)

Councillors Byrne, L.Cluskey, Cuthbertson, Dodd,
Dorgan, Griffiths, Gustafson, Hands, Ibbs, Kelly,
Preston, Sumner and Blackburn

Also Present Councillors M.Dowd, Dutton, McGuire and Porter

160. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Hough and Mahon.

161. DECLARATIONS OF INTEREST

The following declarations of interest were received:

Member	Item	Interest	Action
Councillor Ibbs	No.S/2011/0093 - 14-15 Marian Square, Netherton	Prejudicial – chaired the Licensing Sub- Committee that considered the gaming licence application for the premises	Left the room, took no part in the consideration of the item and did not vote thereon
Councillor Cuthbertson	Application No.S/2010/1502 - Thornton Primary School Edge Lane, Crosby	Personal – as party spokesperson for Children’s Services has expressed her view regarding the Outline Business case for the use of Thornton Site for Post 16 Learners with Learning Difficulties and or Disabilities.	Stayed in the room, took part in the consideration of the item and voted thereon

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Councillor Hands	Application No.S/2010/1502 - Thornton Primary School Edge Lane, Crosby	Personal – as Chair of the Chair of Overview and Scrutiny Committee for Children’s Services has expressed his view regarding the Outline Business case for the use of Thornton Site for Post 16 Learners with Learning Difficulties and or Disabilities.	Stayed in the room, took part in the consideration of the item and voted thereon
Councillor Griffiths	Application No.S/2010/1502 - Thornton Primary School Edge Lane, Crosby	Is a representative on Merseytravel	Stayed in the room, took part in the consideration of the item and voted thereon

162. MINUTES OF THE MEETINGS HELD ON 9 FEBRUARY, 2011

RESOLVED:

That, subject to the inclusion of Councillor Sumner’s apology for the 16:30 meeting, the Minutes of the meetings held on 9 February 2011 be confirmed as a correct record.

163. APPLICATION NO.S/2010/1659 - SHORROCKS HILL COUNTRY CLUB, LIFEBOAT ROAD, FORMBY

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the Change of Use of land to use for War Games activities, including the retention of game structures and access from Lifeboat Road, Formby be approved for the reasons stated or referred to in the report.

RESOLVED:

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

164. APPLICATION NO.S/2010/1761 - 5A MANCHESTER ROAD, SOUTHPORT

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the erection of a detached two storey dwellinghouse at the rear of the premises fronting Walton Street, Southport be approved for the reasons stated or referred to in the report.

RESOLVED:

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

165. APPLICATION NO.S/2011/0093 - 14-15 MARIAN SQUARE, 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 Bookmakers (A2) including minor external works be approved for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Councillor M.Dowd on behalf of objectors to the application and a response from Mr.Hilton on behalf of the applicant.

RESOLVED:

That the recommendation be approved and the application be granted for the reasons stated and subject to the conditions referred to within the report.

166. APPLICATION NO.S/2010/1502 - THORNTON PRIMARY SCHOOL EDGE LANE, CROSBY

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the conversion of a former Primary School to post 16 SEN centre including a two storey extension to the North East elevation, a single storey extension plus canopy to the South West elevation and layout of parking and landscaping be approved for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mrs.Greaves-Smith on behalf of objectors to the application and a response from Mrs.Dalziel the applicant.

RESOLVED:

That the recommendation be approved and the application be granted for the reasons stated and subject to the conditions referred to within the report.

167. APPLICATION NOS.S/2010/1671 AND 1672 BIRKDALE SCHOOL FOR HEARING IMPAIRED CHILDREN, 40 LANCASTER ROAD, BIRKDALE

The Committee considered the report of the Planning and Economic Development Director recommending that the above application (S/2010/1671) for the conversion of former school building to form 27 self-contained apartments including internal and external restoration and alteration, erection of 16 detached two storey dwellings, new and revised access from Lancaster Road, parking, landscaping and public open space be refused for the reasons stated or referred to in the report.

The Committee also considered the report of the Planning and Economic Development Director recommending that the above application (S/2010/1672) for listed building consent for the conversion, restoration and alteration of the former school building to create 27 apartments and demolition of the modern extensions be approved for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Ms.Foggin on behalf of objectors to the application.

RESOLVED: That

- (1) the recommendation for application No. S/2010/1671 be approved and the application be refused for the reasons stated within the report; and
- (2) the recommendation for application No. S/2010/1672 be approved and the Planning and Economic Development Director be authorised to grant the listed building consent with any necessary conditions following further discussion.

168. APPLICATION NO.S/2010/1692 - CHAPEL HOUSE LIVERPOOL ROAD, AINSDALE

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the demolition of the existing car showroom, vehicle workshops and residential dwelling and erection of replacement building providing showroom, service reception and ancillary office uses, together with improved external vehicle display and car parking provision 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.Walton on behalf of the applicant.

Councillor Porter, as Ward Councillor, made representations against the proposed development.

RESOLVED:

That the recommendation be not agreed and the application be refused for the following reasons: The proposed development would be contrary to UDP policies CS3, H10, EDT8, AD2 and DQ1 as it would detract from local amenity and highway safety by reason of attracting additional activity to the site whilst failing to provide appropriate service arrangements. The Provision of a loading and unloading bay on the public highway would interfere with the free flow of vehicular traffic along Liverpool Road in both directions and which would also lead to conditions which would be detrimental to highway safety, in terms of pedestrians and wheelchair users, particularly at a time when servicing is taking place.

169. APPLICATIONS FOR PLANNING PERMISSION - APPROVALS

RESOLVED:

That the following applications be approved, subject to:-

- (a) 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
- (b) the applicants entering into any legal agreements indicated in the report or Late Representations:

Application No.	Site
S/2010/1730	Moss Farm North End Lane, Ince Blundell
S/2011/0072	Unit 14 and 15 Vesty Business Park, Vesty Road, Netherton
S/2011/0111	89 Freshfield Road, Formby

170. APPLICATION NO.S/2010/1157 - NETTO, ORRELL LANE, BOOTLE

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the erection of a retail foodstore including the layout of car parking spaces and landscaping; and outline planning permission for the erection of four units, (three retail and one unit for business and/or storage and distribution)

including the layout of car parking spaces and landscaping be delegated to the Planning and Economic Development Director to grant planning permission subject to the completion of a S106 agreement that the three non-food retail units will not be occupied until the employment unit is built and available for occupation.

RESOLVED:

That the Planning and Economic Development Director be authorised to grant planning permission subject to the completion of a S106 agreement that the three non-food retail units will not be occupied until the employment unit is built and available for occupation.

171. PROPOSED CHARGING FOR PRE-APPLICATION ADVICE IN RELATION TO PLANNING APPLICATIONS

The Committee considered the report of the Planning and Economic Development Director that sought levy fees for pre-applications within the Planning Portfolio.

RESOLVED: That

- (1) the proposed level of charges for consultation purposes, as detailed within the report, be approved; and
- (2) the Cabinet be requested to approve the proposed level of charges for consultation purposes.

172. STUDY TO REVIEW THE SPATIAL HOUSING REQUIREMENT FIGURE FOR SEFTON - FINAL FINDINGS

The Committee considered the report of the Planning and Economic Development Director that advised of the final findings of a key study to review the Regional Spatial Strategy Housing Figure for Sefton, which would inform the evidence base for the Local Development Framework and specifically the Options Stage of the emerging Core Strategy.

RESOLVED: That

- (1) the key findings of the study to review the Regional Spatial Strategy Housing Figure for Sefton and the sub-district split, as detailed within the report be noted; and
- (2) the Cabinet be requested to endorse the key findings of the study to review the Regional Spatial Strategy Housing Figure for Sefton, the sub-district split and confirm that they be used as part of the housing evidence base to inform the Core Strategy Options Consultation which will start in May 2011.

173. LOWERING TRANSPORT EMISSIONS - POLICY NOTE

Further to Minute No.101 of the meeting held on 10 November 2010, the Committee considered the report of the Planning and Economic Development Director that provided a formal response to the comments received following the consultation period. The report went on to say that no changes were recommended to the existing Policy Note as a consequence of the consultation.

Attached as an annexe to the report was a copy of the Policy Note presented to the Committee on 10 November, 2010.

RESOLVED:

That the Lowering Transport Emissions – Policy Note report be noted.

174. WORKS IN DEFAULT WITHIN LINACRE ONE HMRI AREA

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 Linacre One HMRI area: 99-101 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 99-101 Linacre Road, Litherland, pursuant to Section 219 of the Town & Country Planning Act 1990, subject to the necessary funding being provided by Neighbourhood Initiative Funding.

175. TOWN AND COUNTRY PLANNING ACT 1990 - APPEALS

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

Appellant	Proposal/Breach of Planning Control	Decision
Mr. and Mrs. D.Wooton	Plot 3 Land to Rear of Oak Hey Lamshear Lane, Lydiat S/2010/0907 - 2138594 - appeal against a refusal of the Council to grant planning permission for the erection of a detached dormer bungalow together with a new access road onto Liverpool Road.	Allowed 07/02/11

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Mr.A.McCullough	Plot 2 Land to RearOak Hey Lambshear Lane, Lydiate S/2010/0908 – 2138593 - appeal against a refusal of the Council to grant planning permission for the Erection of a detached dormer bungalow together with a detached double garage to the side/rear and access road onto Liverpool Road.	Allowed 07/02/11
Mitchells and Butlers Retail Ltd.	The Crown Hotel 304 Liverpool Road, Birkdale S/2010/1195 - PP/M4320/H/10/2140820 - appeal against a refusal of the Council to grant Advertisement Consent for the display of four free standing post signs to the car park to the front and side and three illuminated fascia signs to the front and side elevations of the public house.	Allowed 24/02/11
Mr.E.Humphrey	58 Moor Drive, Crosby S/2010/0926 – 2143663 - appeal against a refusal of the Council to grant retrospective planning permission for a single storey extension to side and rear together with a first floor extension to the side of the dwellinghouse.	Allowed 18/02/11
Mrs.S.Stockton	36 Litherland Park, Litherland S/2010/0171 – 2137418 - appeal against a refusal of the Council to grant planning permission conversion to 5 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.	Dismissed 24/02/11
Mr.J.Fox	The White House Ince Lane, Thornton 2130966 - ENFS/2010/00040 appeal against an enforcement notice issued by the Council to retain railings and modified gates	Partially Upheld 08/02/11
Mr.J.Fox	White House Ince Lane, Thornton S/2010/0848 – 2139136 appeal against a refusal of the Council to grant listed building consent for the retention of the existing front boundary railings and modified gates	Allowed and Dismissed 08/02/11

Mr.J.Fox	White House Ince Lane, Thornton S/2010/0847 – 2139472 appeal against a refusal of the Council to grant planning permission for the retention of the existing front boundary railings and modified gates	Allowed and Dismissed 08/02/11
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RESOLVED:

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

176. MR.J.ALFORD, PLANNING DEPARTMENT

The Chair referred to Jim Alford, Assistant Director Planning Department, and his forthcoming retirement from the Council. Jim has been an outstanding Officer with immense amount of professional knowledge and experience. He was never reluctant to express his considered view to gently guide and assist the Committee to its own decision. He will be greatly missed not only in his professional capacity but also as a friend of the Committee.

RESOLVED:

That the thanks of the Committee be extended to Mr.Alford for the work he has undertaken for the Council and the Borough and best wishes be extended for him in the coming years.

177. MR.D.POLEY, ENVIRONMENTAL PROTECTION DEPARTMENT

The Chair referred to Dave Poley, Environmental Department, and his forthcoming retirement from the Council. Dave's departure will be a sad loss to the Council. His input, largely behind the scenes, and steady hand of guidance has made invaluable contribution to the Committee's decisions and the residents of Sefton.

RESOLVED:

That the thanks and appreciation of the Committee be extended to Mr.Poley for his contribution to the work of Council and the Borough and best wishes be extended for his future success.