

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, SOUTHPORT
ON 24 AUGUST 2011**

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

Councillors Ball, L. Cluskey, Dodd, Dorgan,
M. Fearn, Griffiths, Gustafson, Mahon, Preece,
Sumner, Tonkiss and K. Cluskey (substitute for
Councillor Roberts)

Also Present: Councillor McGuire

49. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Atkinson and Roberts.

50. DECLARATIONS OF INTEREST

The following declarations of interest were received:

Member	Item	Interest	Action
Councillor K. Cluskey	Minute No. 56 Joint Merseyside and Halton Waste Development Plan Document: Council Approval of Publication Waste DPD	Prejudicial – Sefton Representative on the Merseyside Waste Disposal Authority and has objected to the proposed Acorn Road waste disposal site (off Hawthorne Road, Bootle).	Left the room, took no part in the discussion and did not vote thereon
Councillor Sumner	Minute No. 56 Joint Merseyside and Halton Waste Development Plan Document: Council Approval of Publication Waste DPD	Prejudicial – has raised a petition on behalf of local residents objecting to the proposed waste disposal site on Crowland Street and written a	Left the room, took no part in the discussion and did not vote thereon

letter of objection
on traffic
grounds.

51. MINUTES OF THE MEETING HELD ON 27 JULY, 2011

RESOLVED:

That the Minutes of the Meeting held on 27 July 2011 be confirmed as a correct record.

**52. APPLICATION NO.S/2011/0865 - 24 ARGYLE ROAD,
SOUTHPORT**

The Committee considered the report of the Head of Planning Services recommending a change of use of Number 24 Argyle Road from a C3 dwelling house to a mixed use C1 Bed and Breakfast/C3 dwellinghouse.

The report indicated that issues to consider were the impact on the Hesketh Road Conservation Area and the impact on neighbouring residential amenity.

Prior to consideration of the application, the Committee received a petition from Mr David Tobin, on behalf of objectors against the proposed change of use.

Mrs. Shirley Johnson made representations on behalf of the applicant in support of the application.

Councillor McGuire, as Ward Councillor, also made representations on behalf of the objectors, against the proposed change of use.

RESOLVED:

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

53. APPLICATIONS FOR PLANNING PERMISSION - APPROVALS

RESOLVED:

That the following applications be approved, subject to:-

- (i) the conditions (if any) and for the reasons stated or referred to in the Head of Planning Services' report and/or Late Representations; and

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

Application No.	Site
S/2011/0639	Land adjacent to 5 Ridge Close, Southport
S/2011/0747	St. Frideswyde C of E Church, Water Street, Thornton
S/2011/0798	Car Wash adjacent to 1 Brenka Avenue, Aintree
S/2011/0810	28 Timms Lane, Formby
S/2011/0846	Land adjacent to 3 Village Way, Hightown

54. PLANNING ENFORCEMENT UPDATE

The Committee considered the report of the Head of Planning Services that advised of the Planning Department's enforcement workload for the April to June quarter 2011 and gave an update on the progress of cases where formal action had been taken/authorised.

RESOLVED: That

- (1) the volume of enforcement activity and progress set out in the schedules attached to the report be noted;
- (2) the areas of outstanding work set out in paragraphs 1 – 5 of the report and the action being taken be noted; and
- (3) the Council's Planning Enforcement Officers be commended for their continued hard work in the pursuance of enforcement action, particularly at this time of reduced resources.

55. KNOWSLEY CORE STRATEGY PREFERRED OPTIONS CONSULTATION

The Committee considered the report of the Head of Planning Services on the Knowsley Metropolitan Borough Council's Core Strategy 'Preferred Options'; the consultation for which would close on 5 September 2011.

The report indicated that the key topics covered in the report included:

- Approach to land for housing
- Approach to land for economic development
- Approach to land in Green Belt
- Proposals for Kirkby Town Centre
- Development sites adjacent to Sefton

The report concluded by summarising Sefton's draft response to the Core Strategy Preferred Options, endorsing it as being the right approach for Knowsley.

RESOLVED:

That the key points of the Knowsley Core Strategy Preferred Options consultation be noted and Sefton Council's response to the consultation, as set out in the report, be endorsed.

56. DRAFT MERSEY PORTS MASTER PLAN

The Committee considered the report of the Director of Built Environment on proposals contained in the draft Mersey Ports Master Plan, which was undergoing a 13 week period of consultation which would finish on 5 September 2011.

The report indicated that the draft Master Plan set out a 20 year strategy for growth for the Port of Liverpool and the Manchester Ship Canal (collectively known as Mersey Ports) which were now under the single ownership of Peel Ports.

Paragraph 2 of the report set out the proposals for the Ports and the specific proposals affecting Sefton (Para 2.3).

The report highlighted the economic benefits and opportunities for major regeneration which development of the Ports could bring.

The report concluded by stressing the [potential environmental impact of the proposed expansion, and the need to ensure that these are kept to a minimum.

Arising from discussion, the following points were made by Members:

- the regeneration and opportunities for job creation which the Port development would bring to Sefton and South Sefton in particular, was welcomed
- notwithstanding the above, concern was expressed about the potential for:
 - increased traffic – in particular heavy goods vehicles (HGVs)
 - increased air pollution in an already 'at risk' area, subject to air quality monitoring – for example air quality in the Millers Bridge / Princess Way areas was already affected by the high numbers of heavy goods vehicles travelling to and from the Port, contributing to elevated levels of nitrogen dioxide and fine particles. Fugitive dust emissions from industrial processes within the Port also contributed to elevated levels of fine particles in the Millers Bridge Air Quality Management Area

- increased prevalence of illnesses, such as asthma, and cardiopulmonary disease associated with poor air quality
 - increased noise pollution and vibration from HGVs travelling to and from the port – particularly in the early hours of the morning
 - increased traffic congestion coming into and out of Bootle (e.g. at Switch Island) which is the site of the main thoroughfare for traffic to the docks, rather than Liverpool
 - deterioration of roads due to increased traffic (potholes, etc)
 - increased carbon footprint
- suggestions given to help prevent problems associated with dock expansion were:
 - ❖ utilisation of railways rather than roads for the transportation of goods to and from the port and the reopening of existing rail freight links (e.g. the Waterloo Tunnel)
 - ❖ open, honest and transparent consultation with local residents
 - ❖ presentations to Area Committees on the draft Mersey Ports Master Plan
 - ❖ consultation with local health providers
 - ❖ presentation to the Council's Overview and Scrutiny Committee (Health and Social Care).

Mr. Steve Matthews, Local Planning Manager, Sefton Council and Mr. Warren Marshall, on behalf of Peel Ports, responded to comments and questions by Members.

Mr. Marshall reassured the Committee that Peel Holdings was committed to maintaining ongoing dialogue with all stakeholders regarding the Port proposals.

RESOLVED: That

- (1) the report be approved as the basis of the Council's response to Peel Ports on the draft Ports Master Plan; and
- (2) Members' comments indicated above be incorporated into the response, with particular emphasis on the crucial need for open, transparent and ongoing consultation with the local community and health providers.

57. JOINT MERSEYSIDE AND HALTON WASTE DEVELOPMENT PLAN DOCUMENT: COUNCIL APPROVAL OF PUBLICATION WASTE DPD

The Committee considered the report of the Director of Built Environment on the results of the public consultation on the Joint Merseyside and Halton Waste Development Plan Document Preferred Options 2 (New Sites Consultation) Report, which had been undertaken between May and June 2011. the report sought approval for the Publication Stage of the Waste Development Plan Document (DPD) and a final 6-week consultation at the end of 2011; and sought approval to move to Submission Stage early in 2012; and set out the final steps to adopt the Waste DPD.

This was a key decision and was currently included on the Council's Forward Plan of Key Decisions.

Arising from discussion, the Committee stipulated the need for a change in wording to Paragraph 4.12 (final sentence) of the report in respect of the waste disposal site at 55 Crowland Street, Southport so that it reads: 'A Transport Statement **will** be required'.

Mr. Matthews also advised the Committee of late representations received from St Helens Council, referred to in the Supplementary Agenda, in relation to legal advice recommending the inclusion of two additional paragraphs to be inserted between 3.4 and 3.5 of the report.

RESOLVED:

That the following recommendations be made to the Cabinet:

- (1) the results of the consultation on the Waste Development Plan Document Preferred Options 2 (New Sites Consultation) report be noted;
- (2) the Director of Built Environment be requested to amend the last sentence of paragraph 4.12 of the report to read: ' A Transport Plan will be required';
- (3) the inclusion of two additional paragraphs to the report, following legal advice supplied to St Helens Council, be approved;
- (4) the Publication Document for the final six-week public consultation commencing late in 2011, followed by submission to the Secretary of State, be approved;
- (5) the District Officers within the Waste DPD Steering Group be authorised to make the necessary typographical changes to the Publication Document prior to submission of the Waste DPD and any more substantial changes be reported to Members through the

appropriate scheme of delegation prior to submission; and

- (6) the spatial distribution of one sub-regional site per district be approved.

58. APPLICATIONS INSPECTED BY THE VISITING PANEL - 22 AUGUST, 2011

The Committee considered the report of the Head of Planning Services which advised that the undermentioned sites had been inspected by the Visiting Panel on 22 August 2011:-

Application No.	Site
S/2011/0865	24 Argyle Road, Southport
S/2011/0810	28 Timms Lane, Formby
S/2011/0846	Land adjacent to 3 Village Way, Hightown

RESOLVED:

That the report be noted.

59. TOWN AND COUNTRY PLANNING ACT 1990 - APPEALS

The Committee considered the report of the Head of Planning Services on the results of the undermentioned appeals and progress on appeals lodged with the Planning Inspectorate.

Appellant	Proposal/Breach of Planning Control	Decision
Mr. John Parker Nealis	S/2011/1586 – 139 Eastbank Street, Southport - appeal against a refusal to grant consent to retain a non-illuminated box sign at first floor level fronting onto the Bridge Street elevation	Dismissed
Vodafone Limited	S/2010/1212 – Pavement opposite Bethel Baptist Church, Southport Road, Bootle – appeal against a refusal to grant consent for the erection of a replacement telecoms mast (maximum height 12.5 metres) and associated streetworks cabinet	Withdrawn

RESOLVED:

That the report be noted.