

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, SOUTHPORT
ON 8 FEBRUARY 2012**

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

Councillors Atkinson, Crabtree, L. Cluskey, Dodd,
Dorgan, M. Fearn, Griffiths, Gustafson, Hands,
Roberts, Sumner and Tonkiss

ALSO PRESENT: Councillors Jones, Cuthbertson, Doran and Mainey

128. APOLOGIES FOR ABSENCE

No apologies for absence were received.

129. DECLARATIONS OF INTEREST

The following declarations of interest were received:

Member	Item	Interest	Action
Councillor Atkinson	Minute 131 - No.S/2011/1348 - Site of Parkside Century Social Club, 495 Hawthorne Road, Bootle	Personal – employed Merseytravel	Is by Stayed in the room, took part in the discussion of the item and voted thereon
Councillor Atkinson	Minute 142 - West Lancashire Local Plan 'Preferred Options'	Personal – employed Merseytravel	Is by Stayed in the room, took part in the discussion of the item and voted thereon

130. MINUTES OF PREVIOUS MEETING

RESOLVED:

That the Minutes of the meeting held on 11 January 2012 be confirmed as a correct record.

131. APPLICATION NO.S/2011/1348 - SITE OF PARKSIDE CENTURY SOCIAL CLUB, 495 HAWTHORNE ROAD, BOOTLE

The Committee considered the report of the Head of Planning Service, which recommended that the above application for planning permission for the change of use of land from former (now demolished) social club to the layout of a hard standing area for bus parking for a minimum period of 15 years, including the erection of lighting columns and landscaping be granted subject to the conditions and for the reasons stated or referred to within the report and Late Representations.

Prior to consideration of the application, Mrs.Newman made representations on behalf of residents against the proposed development and a response from Mr.Sass, the applicant's agent, in support of the application.

RESOLVED:

That the consideration of the application be deferred to consider information on:

- i. on whether the land could be brought forward for housing;
- ii. further detail on the level of the site's land contamination;
- iii. the safety of the right turn from the southerly access; and
- iv. more information on Housing Market Renewal issues

132. APPLICATION NO.S/2011/1511 - 88 WADDICAR LANE, MELLING

The Committee considered the report of the Head of Planning Service, which recommended that the above application for planning permission for the change of use from tanning salon (A1) to hot food take away (A5) together with the installation of a new shop front and a ventilation flue to the rear be refused for the reasons stated or referred to within the report.

RESOLVED:

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

133. APPLICATION NO.S/2011/1368 - LAND EAST OF DAMFIELD LANE, MAGHULL

The Committee considered the report of the Head of Planning Service, which recommended that the above application for planning permission for the extra care development comprising a four storey 90 bedroom extra care housing facility with basement parking, a two storey 44 bedroom dementia / respite facility, 15 independent living lodges, landscaping, parking, access and enhancement of existing greenspace be delegated to

the Head of Planning for approval subject to the conditions below following completion of a S106 Agreement in respect of:

- provision of 30% affordable housing on site;
- provision of public open space on the site in accordance with the approved plans and maintenance of this area as land available for public access maintained in perpetuity by the developer; and
- payment of a sum of £10,500 as a contribution to the Damfield Lane traffic calming scheme.

Prior to consideration of the application, Mrs.Hughes made representations on behalf of residents against the proposed development and a response from Mr. Nutter, the applicant's agent, in support of the application.

Councillor Mainey, as Ward Councillor, made representations on behalf of objectors against the proposed development.

RESOLVED:

That the consideration of the application be deferred for until the receipt of information on core strategy options as well as further information on issues surrounding the drainage, flooding and sewerage.

**134. APPLICATION NO.S/2011/1347 - ACCESS GATEWAY,
DAMFIELD LANE, MAGHULL**

The Committee considered the report of the Head of Planning Service, which recommended that the above application for Conservation Area Consent for the for works to the entrance gateway associated with the proposed development of the adjacent land be granted subject to the conditions and for the reasons stated or referred to within the report.

Prior to consideration of the application, Ms.Hughes made representations on behalf of residents against the proposed development and a response from Mr. Nutter, the applicant's agent, in support of the application.

Councillor Mainey, as Ward Councillor, made representations on behalf of objectors against the proposed development.

RESOLVED:

That the consideration of the application be deferred for until the receipt of information on core strategy options as well as further information on issues surrounding the drainage, flooding and sewerage.

135. APPLICATION NO.S/2011/1553 - LAND TO REAR 72-74 LILAC AVENUE, AINSDALE

The Committee considered the report of the Head of Planning Service, which recommended that the above application for planning permission for the erection of two pairs of semi detached dwellings following demolition of the existing garages be granted subject to the conditions and for the reasons stated or referred to within the report.

Prior to consideration of the application, Mr.Baker made representations on behalf of residents against the proposed development and a response from Mr.Howard, the applicant's agent, in support of the application.

Councillor Jones, as Ward Councillor, made representations on behalf of objectors against the proposed development.

RESOLVED:

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

136. APPLICATION NO.S/2011/1557 - LAND TO REAR 52-56 LILAC AVENUE, AINSDALE

The Committee considered the report of the Head of Planning Service, which recommended that the above application for planning permission for the erection of two pairs of semi detached dwellings following demolition of the existing garages be granted subject to the conditions and for the reasons stated or referred to within the report.

Prior to consideration of the application, Mr.Baker made representations on behalf of residents against the proposed development and a response from Mr.Howard, the applicant's agent, in support of the application.

Councillor Jones, as Ward Councillor, made representations on behalf of objectors against the proposed development.

RESOLVED:

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

137. 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 Service's 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/2011/1419	Land Adjacent to 2 Moorhey Road, Maghull
S/2011/1558	Land Adjacent 10 Heather Close, Ainsdale
S/2011/1572	Land Adjacent 52 Freshfield Road, Formby
S/2011/1476	Southport Snooker Club 31-33 Princes Street, Southport
S/2011/1479	141 - 143 Shakespeare Street, Southport

**138. APPLICATION NO.S/2011/1433 - OIL SALVAGE LIMITED
LYSTER ROAD, BOOTLE**

The Committee considered the report of the Head of Planning Service, which recommended that the above application for planning permission for the erection of a single storey vehicle repair building, two oil storage tanks with associated concrete bund walling and an oil supply gantry crossing Lyster Road from the adjacent site subject to the conditions and for the reasons stated or referred to within the report.

RESOLVED: That

- (1) the consideration of the application be deferred to enable the site to be inspected by the Visiting Panel; and
- (2) English Heritage be requested to provide a report on the above application.

**139. APPLICATION NO.S/2011/1343 - RIBBLE BUILDINGS LORD
STREET, SOUTHPORT**

The Committee considered the report of the Head of Planning Service that provided information on the above application for the conversion of existing building and erection of a six storey extension to the rear to create a 101 bed hotel, including mixed use at ground floor comprising: restaurant, (Class A3) retail, (Class A1) and / or leisure (Class D1), layout of car parking area, cycle storage, landscaping and external refurbishment works after removal of existing canopies.

RESOLVED: That

- (1) the report be noted; and
- (2) the consideration of the Planning Application No.S/2011/1343 - Ribble Buildings Lord Street, Southport be referred to the Planning (Urgent Referrals) Committee.

140. APPLICATION NO.S/2011/1521 - GARDEN TO REAR 54 ELSON ROAD, FORMBY

The Committee considered the report of the Head of Planning Service, which recommended that the above application for planning permission for the erection of a detached two storey dwelling with accommodation in the roof and basement area be granted subject to the conditions and for the reasons stated or referred to within the report.

Councillor Cuthbertson, as Ward Councillor, made representations on behalf of objectors against the proposed development.

RESOLVED:

That the recommendation be approved and the application granted subject to the conditions and for the reasons stated or referred to in the report and a condition requiring the submission of a construction traffic management plan.

141. APPLICATIONS INSPECTED BY THE VISITING PANEL - 6 FEBRUARY 2012

The Committee considered the report of the Head of Planning Service which advised that the undermentioned sites had been inspected by the Visiting Panel on 6 February 2012.

Application No.	Site
S/2011/1531	Hatherlow House, 27 Park Crescent, Southport
S/2011/1479	141-143 Shakespeare Street, Southport
	Fine Janes Farm, Moss Road, Halsall
S/2011/1553	Land to the rear of 72-74 Lilac Avenue, Ainsdale
S/2011/1557	Land to the rear of 52-56 Lilac Avenue, Ainsdale
S/2011/1558	Land adjacent to 10 Heather Close, Ainsdale
S/2011/1521	54 Elson Road, Formby
S/2011/1348	495 Hawthorne Road, Bootle

RESOLVED:

That the report on the sites inspected by the Visiting Panel be noted.

142. WEST LANCASHIRE LOCAL PLAN 'PREFERRED OPTIONS'

The Committee considered the report of the Head of Planning Service, which sought the views on West Lancashire District Council's (WLDC) Preferred Options document.

The Committee broadly supported the WLDC Preferred Options document and in connection with the four sites referred to raised the following concerns: the use of agricultural land; the development of the allotments; and the additional pressure on Sefton Council's services such as schools. The Committee also expressed their concern regarding the extent of WLDC's consultation undertaken not being adequate. The Committee requested that Officers prepare a response that covered these issues. Mr.I.Gill, an Officer from WLDC, provided a verbal response to some of the points raised by Members.

RESOLVED: That

- (1) the report be noted; and
- (2) the Committee approved the recommendation that Sefton Council broadly supported West Lancashire Borough Council's Preferred Options document and that the detailed views expressed above regarding the four sites be referred to in the Council's formal response to WLBC's consultation.

143. LIVERPOOL WATERS PLANNING APPLICATION - NEIGHBOURING AUTHORITY CONSULTATION

The Committee considered the report of the Head of Planning Service that sought to advise of a recent neighbouring authority consultation by Liverpool City Council on an outline planning application for 'the comprehensive redevelopment of up to 60 hectares of former dockland at Liverpool Waters to provide a mixed use development of up to 1,691,100 sq m'. The report suggested an appropriate response to the consultation for endorsement by the Committee which would be submitted by the agreed extended consultation deadline.

REOLVED: That

- (1) That the report be noted; and
- (2) the suggested officer comments, detailed within the report, be endorsed and submitted to Liverpool City Council by the extended consultation deadline.

144. FUTURE HOUSING REQUIREMENTS - THE SCOPE FOR AFFORDABLE RENT IN SEFTON

The Committee considered the report of the Head of Planning Service on the findings of a recently commissioned and completed study which has looked at the impact of Affordable Rent, both in terms of what such rent levels could be set at in Sefton and what implications it will have for the Council's current approved S106 affordable housing negotiating position.

RESOLVED: That

- (1) the report be noted; and
- (2) the proposed minor amendments to the Council's approved S106 affordable housing negotiating position, as detailed within the report, be endorsed.

145. PLANNING SERVICES - FEES AND CHARGES 2012/13

The Committee considered the report of the Head of Planning Service that sought approval to increase fees and charges levied within the Planning Portfolio. The Building (Local Authority Charges) Regulations 2010 required the Council to annually review its Scheme of Building Regulation Charges. The aim of the Scheme was to ensure that, taking one financial year with another, the income derived from performing the chargeable Building Control functions, as near as possible, equates to the costs incurred in performing these functions.

RESOLVED: That

- (1) the report be noted; and
- (2) the Cabinet be requested to:
 - i. to approve the proposed increases in fees and charges for 2012/13, and the revised financial contributions to be set out in Supplementary Planning Guidance;
 - ii. delegated authority to the Planning Committee to approve the implementation of the proposed scale of fees for applications as soon as it becomes available and that the fees, together with any proposed subsequent amendments, be ratified by Cabinet before its mandatory implementation; and
 - iii. agree the proposed charges for 2012-13, as detailed within the report.

146. TOWN AND COUNTRY PLANNING ACT 1990 - APPEALS

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

Appellant	Proposal/Breach of Planning Control	Decision
Mr.A.Daley	7a Barkfield Lane, Formby S/2011/0680 – 2026 – appeal against the refusal to grant a Tree Preservation Order Consent to fell one Holly tree at the front of the dwellinghouse. (Lies within TPO No 109 Former Holmwood School Barkfield Lane Formby)	Dismissed 20/12/11
Mr.E.Leathley	Thomas Dolan Building 69 Ormskirk Road, Aintree S/2011/0346 - APP/M4320/C/11/2159714 – appeal against the Council to grant retrospective planning permission application for the installation of cladding to the front of the premises#	Dismissed 17/01/12
Mrs.F. Joyce	5A Manchester Road, Southport S/2010/1761 - APP/M4320/A/11/2161315 – appeal against the Council refusal to planning permission for the erection of a detached two storey dwellinghouse at the rear of the premises fronting Walton Street	Dismissed 11/01/12
Delta Garages	56 Mersey Road, Crosby S/2011/0642 - APP/M4320/H/11/2161801 – appeal against the Council's refusal to grant retrospective advertisement consent for the display of one externally illuminated lettering (black) sign to the side of the premises	Dismissed 19/01/12

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Mrs.P.Geissler	2 Clovelly Drive, Birkdale APP/M4320/C/11/2154626 - CLB/ENFO408 – appeal against enforcement notice for the the removal of 15 timber fence posts on the boundary; or reduction in the height of the 15 timber fence posts on the boundary of to a height not in excess of 1 metre measured from ground level	Dismissed 13/01/12
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