

PLANNING COMMITTEE

**MEETING HELD AT THE REMOTE MEETING
ON 17 MARCH 2021**

PRESENT: Councillor Veidman (in the Chair)
Councillor O'Brien (Vice-Chair)

Councillors Blackburne, Dodd, Dutton, John Kelly,
McCann, Murphy, Roche, Anne Thompson,
Lynne Thompson, Tweed, Waterfield, Carr and
Pullin

111. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Carragher and Hands.

112. DECLARATIONS OF INTEREST

In accordance with Paragraph 9 of the Council's Code of Conduct, the following declarations of personal interest were made and the Member concerned did not take any part during the consideration of the item, and did not vote thereon:

Member	Minute No.	Nature of Interest
Councillor Carr	Minute No. 114 DC/2017/01528 - Land Bounded by School Lane to the North, a Railway Line to the West and Whinny Brook to the South, Maghull	Has already voiced his objection to the developments at Maghull Town Council
Councillor Carr	Minute No. 115 DC/2020/01778 - Land Bounded by Poverty Lane to the South, a Railway Line to the West, Whinny Brook to the North and the M58 Motorway to the East	Has already voiced his objection to the developments at Maghull Town Council

113. MINUTES OF THE MEETING HELD ON 17 FEBRUARY 2021

RESOLVED:

That the Minutes of the meeting held on 17 February 2021 be confirmed as a correct record.

114. DC/2017/01528 - LAND BOUNDED BY SCHOOL LANE TO THE NORTH, A RAILWAY LINE TO THE WEST AND WHINNY BROOK TO THE SOUTH, MAGHULL

Further to Minute No. 75 of 22 January 2020, the Committee considered the report of the Chief Planning Officer recommending that the above hybrid application (part full, part outline) which sought full planning permission for a new access off School Lane, a distributor road and a flood relief channel alongside Whinny Brook and outline planning permission for up to 855 homes, an older persons' housing scheme, a mixed-use local centre and ancillary infrastructure, be approved subject to conditions and for the reasons stated or referred to in the report.

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 and in Late Representations and subject to the completion of a Section 106 Legal Agreement.

115. DC/2020/01778 - LAND BOUNDED BY POVERTY LANE TO THE SOUTH, A RAILWAY LINE TO THE WEST, WHINNY BROOK TO THE NORTH AND THE M58 MOTORWAY TO THE EAST

Further to Minute No. 76 of 22 January 2020, the Committee considered the report of the Chief Planning Officer recommending that the above hybrid application (part full, part outline) which sought full planning permission for the erection of 841 homes and outline planning permission for an older persons' housing scheme comprising approximately 25 homes. (Public open space and ancillary infrastructure were also proposed), be approved subject to conditions and for the reasons stated or referred to in the report.

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 and in Late Representations and subject to the completion of a Section 106 Legal Agreement.

116. DC/2020/00590 - UNIT 1, SITE OF MAYFLOWER INDUSTRIAL ESTATE LIVERPOOL ROAD, FORMBY

The Committee considered the report of the Chief Planning Officer recommending that the above application for the removal of condition 1 pursuant to planning permission DC/2019/01870, previously approved on 4 April 2020, be approved subject to conditions and for the reasons stated or referred to in the report.

The proposal related to the acceptability of providing a significantly reduced financial contribution towards off site affordable housing, having regard to the viability of the scheme as a whole. The applicant had prepared a full viability assessment and the Council's Viability Consultants had acknowledged that the full affordable housing contribution could not be viably provided.

Members expressed concern at the reduced financial contribution and requested further details of the viability study and the report of the Council's Viability Consultants.

RESOLVED:

That the application be deferred to enable Members to receive a presentation by the Council's Viability Consultants of the reasoning for the reduced financial contribution.

117. DC/2019/00464 - REAR OF 54 SEFTON ROAD, LITHERLAND

Further to Minute No. 8 of 10 June 2020 the Committee considered the report of the Chief Planning Officer recommending that the above application for the Erection of a 2-unit mews development following demolition of existing three storey building, be approved subject to conditions and for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a representation in objection to the application from Councillors Dowd, Lappin and Moncur, Ward Councillors, and a response from Mr. R. Egan, Atelier 2 Architecture Ltd. (Agent) on behalf of the applicant.

RESOLVED:

That the recommendation not be approved and the application be refused for the reason:

"The development is cramped and overdeveloped and therefore contrary to policy EQ2 (Design) of the Sefton Local Plan, the development by virtue of its design being 3 storey with a flat roof is inappropriate and out of character with the area and therefore contrary to policy EQ2 (Design) of the Sefton Local Plan, and the narrow driveway is too close to adjacent properties which have windows which will therefore be harmful to the amenities of the residents of those properties and therefore contrary to the Sefton Local Plan."

118. DC/2020/01024 - WAITROSE LIMITED, THREE TUNS LANE, FORMBY

The Committee considered the report of the Chief Planning Officer recommending that the above application to vary conditions 2, 3 and 4 on

planning permission N/2001/0527, previously approved on 24 September 2001 for an initial period of 12 months, be approved subject to conditions and for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a representation in objection to the application from Councillor Nina Killen, Ward Councillor, and a response from Mr. T. Williams, Firstplan Ltd. (Agent) on behalf of the applicant.

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 and in Late Representations.

119. DC/2020/02508 - 6 CAMBRIDGE ROAD, SOUTHPORT

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a two storey extension to the side incorporating a dormer and Juliette balcony to the front and alterations to the existing front dormer including a Juliette balcony together with a raised patio area to the side of the dwelling, be approved subject to conditions and for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a representation in objection to the application from Councillor Pat Keith, Ward Councillor, and a response from Mr. M. Atkinson (Agent) on behalf of the applicant.

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 and in Late Representations.

120. PLANNING APPEALS

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

<u>Appellant</u>	<u>Proposal/Breach of Planning Control</u>	<u>Decision</u>
Susan Rimmer	DC/2020/01546 – Land Adjacent to 6 Ansdell Grove Southport. Appeal against the refusal by the Council to grant Planning Permission for the erection of 1 dwelling including alterations to vehicle access to existing dwelling.	Dismissed 23/02/2021

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Ibrahim Bilir	DC/2020/02440 – 119 Brownmoor Lane Crosby Liverpool Appeal against refusal by the Council to grant permission for a change of use from Retail (A1) to hot food takeaway (A5).	Dismissed 10/02/2021
Simon Holmes	DC/2020/01643 – Pygons Hill House Pygons Hill Lane Lydiate Liverpool Appeal against refusal by the Council to grant Planning Permission for the construction of railings above the existing brick wall and erection of two sets of gates, 2 metres in height, to existing vehicular access points to the front boundary of the dwellinghouse.	Dismissed 09/02/2021

RESOLVED:

That the report be noted.