

PLANNING COMMITTEE

**MEETING HELD AT THE BOOTLE TOWN HALL
ON 17 NOVEMBER 2021**

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

Councillors Hansen, John Kelly, Sonya Kelly, Riley, Roche, Spencer, Lynne Thompson, Waterfield and Grace.

ALSO PRESENT: Councillors Dodd, John Joseph Kelly, Lewis, Roscoe and Sathiy

48. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Blackburne (Substitute Member), Corcoran, Dutton, Jones (Substitute Member) McGinnity, Anne Thompson (Substitute Member) and Tweed.

49. DECLARATIONS OF INTEREST

No declarations of any disclosable pecuniary interests or personal interests were received.

50. MINUTES OF THE MEETING HELD ON 20 OCTOBER 2021

RESOLVED:

That the Minutes of the meeting held on 20 October 2021 be confirmed as a correct record.

51. DC/2021/00417 - LAND OFF HOLGATE, THORNTON

Further to Minute No. 40 the Committee considered the report of the Chief Planning Officer recommending that the above application for the proposed development of 206 dwellings, including access from Park View, car parking, landscaping and public open space, following the demolition of Orchard Farm and outbuildings be granted subject to the conditions and for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr. O'Keefe on behalf of objectors against the proposed development and a response by the applicant's agent, Mr. Wright.

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, subject to final clarification from Natural England and subject to the Completion of a S106 Legal Agreement securing the following: -

- 62 affordable dwellings (including two thirds social/ affordable rented and one third discount market)
- 20% of market dwellings to qualify as 'accessible and adaptable' under Building Regulations
- £459,380 in contributions towards primary education in the Thornton/ Crosby area
- Supplementary feed for bird species on a nearby field to be agreed by the Chief Planning Officer in consultation with Merseyside Environmental Advisory Service and Natural England in perpetuity (£118,939 in total)
- The management of public open space and sustainable drainage systems
- Contributions towards the A565 Route Management Strategy
- £6,658 to monitor compliance with the agreement

52. DC/2021/01317 - 5 - 7 BURBO BANK ROAD SOUTH, BLUNDELLSANDS

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of 8 dwellinghouses and associated infrastructure following demolition of existing dwellings be granted subject to the conditions and for the reasons stated or referred to in the report.

The Chief Planning Officer also reported that comments from the Green Sefton team had been received earlier that day advising that a pedestrian access point shown on the plans to the beach was not suitable. The access point was just outside the red line/application site but a request could be made for it to be removed from the plans as the recommendation for approval was subject to a Section 106 legal agreement.

Arising from the discussion on this matter it was suggested that a condition should be included to prevent future residents creating similar access points through the boundary wall of properties.

Prior to consideration of the application, the Committee received a petition from Mrs. Ramsbottom on behalf of objectors against the proposed development and a response by the applicant's agent, Mr. Diaz.

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

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, subject to the completion of a Section 106 Legal Agreement to secure a commuted sum payment towards education provision, and subject to the following additional condition:-

(16): There shall be no access along the rear (south-west) boundary of the site through to the adjacent Coastal Park.

Reason: To safeguard the integrity of the site of nature conservation importance.

53. DC/2020/02331 - LAND OFF BANKFIELD LANE, SOUTHPORT

Further to Minute No. 42 the Committee considered the report of the Chief Planning Officer recommending that the above application for reserved matters consent which was sought for appearance, landscaping, layout and scale for 156 dwellings and associated works (Pursuant to outline planning application DC/2017/00821 granted 20.10.20). be granted subject to the conditions and for the reasons stated or referred to in the report.

The Chief Planning Officer also informed the Committee that it was understood that a request had been submitted to the National Planning Casework Unit that it consider whether to call in this application. If Members were minded to approve the application, the decision would not be issued until this matter had been resolved.

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

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.

54. DC/2021/02293 - FORMER Z BLOCK SITES BUCKLEY HILL LANE, NETHERTON

The Committee considered the report of the Chief Planning Officer recommending that the above application for Variation of Condition 2 pursuant to planning permission DC/2020/01853 approved on 01/07/2021 to allow amendments to drawings be granted subject to the 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.

55. PLANNING APPEALS REPORT

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.

Appellant	Proposal/Breach of Planning Control	Decision
Mr Nesarasa	DC/2020/01792 - 9 Hawthorne Road Bootle L20 2DG. Appeal against refusal by the Council to grant Planning Permission for the Change of use of the first and second floors from gymnasium (Use class E) to dwelling (Use class C3) with alterations to the shop front to provide a separate access.	Dismissed 11.10.21
Mr S. Fairclough	EN/2021/00198 - 100 Cambridge Road Crosby Liverpool L23 7UA. Appeal against refusal by the Council to grant Planning Permission for the creation of a balcony / terrace on top of the existing garage roof and erection of a rail to the perimeter of the balcony / terrace	Dismissed 05.10.21
Mr D. Currie	DC/2020/01647- Chestnut House, 2A Chestnut Avenue, Crosby L23 2SZ Appeal against refusal by the Council to grant Planning Permission for the installation of replacement UPVC windows and doors to the front, sides and rear elevations, addition of five rooflights and alterations of two windows to doors to the rear elevation including replacement gutters.	Allowed 16.07.21
Mr G. Abrams	DC/2021/00382 - 2A - 2D Curzon Road, Waterloo, Liverpool L22 0NL. Appeal against refusal by the Council to grant Planning Permission for the change of use of redundant commercial space on first floor to residential to create 1 Flat (C3).	Allowed 24.09.21

Penny Lane Builders Limited, Plus Dane Housing Limited and Urban Generation (Crosby)	DC/2020/00734 - Former Central Buildings, Church Road, Crosby, L23 5RD. Appeal against refusal by the Council to grant Planning Permission for the erection of a four-storey building containing 2 commercial units and 39 apartments with associated parking	Allowed 09.07.21
Mr Power	DC/2019/02088 - Liverpool Ramblers Football Club, Moor Lane, Thornton, Crosby L23 4TW. Appeal against refusal by the Council to grant outline Planning Permission the erection of 6 dwelling houses with associated gardens, car parking and access with all access and layout to be agreed all other matters reserved (appearance, landscaping and scale reserved for future consideration).	Allowed 20.09.2021
Mr Power	DC/2020/00423 - Liverpool Ramblers Football Club, Moor Lane, Thornton, Crosby L23 4TW. Appeal against refusal by the Council to grant Planning Permission for the layout of a car park on former tennis courts in replacement of existing parking facilities serving Liverpool Ramblers Football Club, layout of accessible bays adjacent to the clubhouse and alterations to the access track.	Allowed 20.09.21

RESOLVED:

That the report be noted.

56. VISITING PANEL SCHEDULE

The Committee considered the report of the Chief Planning Officer which advised that the undermentioned sites had been inspected by the Visiting Panel on 15 November 2021.

Application No.	Site
DC/2021/01317	5 - 7 Burbo Bank Road South, Blundellsands
DC/2021/00417	Land Off Holgate, Thornton

RESOLVED:

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