

PLANNING COMMITTEE

**MEETING HELD AT THE BOOTLE TOWN HALL
ON 19 JANUARY 2022**

PRESENT: Councillor Veidman (in the Chair)

Councillors Hansen, John Kelly, Sonya Kelly, Riley,
Lynne Thompson and Waterfield

ALSO PRESENT: Councillor Pugh

65. APOLOGIES FOR ABSENCE

The following Members had submitted their apologies for absence following advice from the Director of Public Health to reduce the number of Members at Committee meetings for safety reasons associated with the recent local increase in Covid-19 cases – namely, Councillors O'Brien, Corcoran, Dutton, McGinnity, Roche, Spencer and Tweed. The minimum number of Committee Members were present to ensure that the meeting was quorate and adhered to political proportionality rules.

66. DECLARATIONS OF INTEREST

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

67. MINUTES OF THE MEETING HELD ON 15 DECEMBER 2021

RESOLVED:

That the Minutes of the meeting held on 15 December 2021 be confirmed as a correct record, subject to noting that the additional recommendation at Minute No. 60 is not required as it is covered on condition 9 of the application.

68. DC/2021/02486 (FUL) & DC/2021/02487 (LBC) - 40 LANCASTER ROAD, BIRKDALE SOUTHPORT

The Committee considered the report of the Chief Planning Officer recommending that the above applications for the Construction of 147 units of extra care accommodation in six new blocks and within the listed building, including the provision of ancillary accommodation and facilities in the listed building; the reconstruction of part of the listed building destroyed by fire; the repair and works for the conversion and extension of the listed building to the proposed use, including the demolition of some extensions to the building and detached curtilage buildings; repair of brick boundary wall; creation of a new access from Lancaster Road; construction of internal access roads and hardstandings for car parking,

landscaping and Listed Building Consent for internal and external alterations including repairs and extensions to the Listed Building and works to the boundary wall 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 on behalf of objectors against the proposed development and a response by the applicant's agent.

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

Arising from the discussion, Members discussed issues raised by the petitioners regarding the overlooking of properties on Granville Road and it was suggested that obscure glazing to the end (Northern/North Eastern elevation) of blocks C and D would alleviate this issue.

RESOLVED: That

- (1) the recommendation in respect of Application No. DC/2021/02486 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:
 - (a) completion of a Section 106 Legal Agreement (as amended at Committee to allow for the occupation of Block E after the external works to the Listed Building were substantially complete, but before the internal works are substantially complete),
 - (b) agreement of Natural England to the final Habitats Regulations Assessment; and
 - (c) an additional condition relating to the revision of the layout of the end elevations (Northerly and North Easterly) of blocks C and D facing Granville Rd, to ensure windows are obscurely glazed with the final wording of the condition being delegated to the Chief Planning Officer.
- (2) the recommendation in respect of Application No. DC/2021/02487 be approved and the application for listed building consent be granted subject to the conditions and for the reasons stated or referred to in the report and in Late Representations.

69. DC/2020/02629 - 30 LIVERPOOL ROAD, FORMBY LIVERPOOL

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a dwellinghouse including access on Liverpool Road, associated landscaping and infrastructure following the demolition of the existing outbuilding; and erection of a detached garage adjacent to the existing house including access on Liverpool Road 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 written representation (set out in the Late Representations document) on behalf of objectors against the proposed development and a verbal response by the applicant's agent.

Councillor Bennett, as Ward Councillor, was unable to attend and had submitted written 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.

70. DC/2021/02138 - 503-509 HAWTHORNE ROAD, BOOTLE

Further to Minute No. 61 (15 December 2021) the Committee considered the report of the Chief Planning Officer recommending that the above application for the redevelopment of the site to provide new residential dwellings and extra care dwellings along with associated works including landscaping and provision of access from Hawthorne Road 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.

71. DC/2021/02224 - 4 DENSTONE AVENUE, AINTREE, LIVERPOOL

This item was withdrawn.

72. 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 Brian Corrigan	APP/M4320/C/20/3258166 - Land North of Brewery Lane West of Rock Lane Rock Lane Melling. Appeal against unauthorised change of use of the site for residential purposes including the siting of caravans on land west of Rock Lane, Melling, L31 1EW	Allowed 02.12.21

Marion Doherty	APP/M4320/C/20/3258167 - Land west of Rock Lane, Melling L31 1EW. Appeal against engineering works including the importation of hardcore to create a hardstanding area on land west of Rock Lane, Melling, L31 1EW.	Allowed 02.12.21
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RESOLVED:

That the report be noted.

73. 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 17 January 2022.

Application No.	Site
DC/2020/02629	30 Liverpool Road, Formby Liverpool
DC/2021/02486 & DC/2021/02487	40 Lancaster Road, Birkdale Southport
DC/2021/02224	Denstone Avenue, Aintree Liverpool

RESOLVED:

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