

PLANNING COMMITTEE

**MEETING HELD AT BOOTLE TOWN HALL
ON 1 JUNE 2022**

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

Councillors Dodd, Hansen, Irving, John Kelly,
Sonya Kelly, Richards, Riley, Roche, Spencer,
Lynne Thompson and Waterfield

ALSO PRESENT: Councillors Howard and Roscoe.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Tweed and Halsall (substitute Member).

2. DECLARATIONS OF INTEREST

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

3. MINUTES OF THE MEETING HELD ON 13 APRIL 2022

RESOLVED:

That the Minutes of the meeting held on 13 April 2022 be confirmed as a correct record.

4. DC/2021/01739 - 102 SERPENTINE NORTH, BLUNDELLSANDS

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a two storey extension to one side, a part two storey/part single storey extension to the opposite side, a two storey extension to the rear, single storey extensions to the front and rear of the dwellinghouse, a roof terrace and partial conversion of the existing garages 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 behalf of objectors against the proposed development and a response by the applicant's agent.

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

Arising from the discussion Members expressed concern at the size and of the proposed extension and the remodelling of the entire property and felt that this constituted a rebuilding rather than an extension. Reference to Planning Policy HC4(1)b was made and it was felt that the size, scale and materials of development were not in keeping with the original dwelling.

RESOLVED:

That the recommendation be not approved and the application be refused for the reason that the development would not be in keeping with the original dwelling and the surrounding area and as such would be contrary to Policy HC4(1)b.

5. DC/2022/00087 - LAND AT CROSBY COASTAL PARK, CROSBY

The Committee considered the report of the Chief Planning Officer recommending that the above application for a proposed cycleway and footway through Crosby Coastal Park, starting at Blundellsands Road West to Crosby Lakeside Adventure Centre (on/off road shared use cycleway and footway), joining onto the existing cycle route on Great Georges Road/ Cambridge 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 three petitions on behalf of objectors against the proposed development and a response by the applicant.

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

Arising from the report and representations, Members discussed a number of areas of potential concern in detail.

RESOLVED: That:

- (1) consideration of the application be deferred to enable the Chief Planning Officer to review and provide further information on the following:-

to explore opportunities to reduce potential conflicts between pedestrians, cyclists and young people near to the play area at the Junction with South Road, Crosby;

provide details of who the applicant has consulted in terms of disability and accessibility, including their responses; and

further investigation on drainage/flooding in the vicinity of Blucher Street, Waterloo.

- (2) a further site visit be held prior to the item being re-considered by the Committee to include viewing traffic issues at Endsleigh Road, Blundellsands.

6. DC/2022/00454 - 14 COLLEGE ROAD, CROSBY

The Committee considered the report of the Chief Planning Officer recommending that the above application for a change of use from former Care Home to C2 drug and alcohol rehabilitation centre 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.

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 subject to the addition of a further condition requiring the developer to submit a Management Plan for the premises to include a contact point for enquiries from local residents.

7. DC/2022/00569 - 6 ROEHAMPTON DRIVE, CROSBY

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 and rear including a covered terrace at first floor level, a single storey extension to the rear of the dwellinghouse following demolition of the existing conservatory, alterations to the front elevation and a detached garden room to the rear garden 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 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.

8. DC/2022/00375 - DEYES HIGH SCHOOL, DEYES LANE, MAGHULL

The Committee considered the report of the Chief Planning Officer recommending that the above application for the development of a 'net

zero carbon in operation' eight-form entry Secondary School (Class F1) for 1,200 pupils to replace the current Deyes High School buildings except for the Sixth Form, for 300 pupils, which will be retained. Development comprises the demolition of the existing school buildings, excluding the Sixth Form, and the erection of a two- and three story new building with associated indoor and outdoor sports facilities, a part-covered six court multi-use games area (MUGA), external canopies, an energy centre and service compound, covered cycle parking, motorcycle and car parking, alterations to the site access, hard and soft landscaping, fencing, boundary treatments and signage, together with the formation of a temporary access from Deyes Lane for construction purposes and the provision of contractor facilities and associated works required during construction be granted subject to the conditions and for the reasons stated or referred to in the report.

The Chief Planning Officer also reported that an amendment to Condition No.9 had been suggested within the late representations document but it was felt that this amendment was not acceptable.

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 with the exception of the proposed amendment to Condition No. 9 contained in Late Representations which should remain as contained within the original report.

9. 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
Ms Fulgoni	DC/2020/00418 - Site Of Former Royal British Legion 326 Liverpool Road South Maghull - appeal against refusal by the Council to grant Planning Permission for the erection of Retirement Living Housing of 44 residential units (Category II type accommodation) with associated communal facilities, landscaping and car parking following the demolition of the existing building.	Withdrawn 19.04.22
Mr K. Tilley	DC/2021/00696 – 42 Station Road Ainsdale Southport - appeal against refusal by the Council to grant Planning Permission for an extension to existing external dining area and retention of timber canopy over	Allowed 13.04.22

including side panels and planters.

Mr T. Handley	DC/2021/00644 - 9 Argarmeols Road Formby - appeal against refusal by the Council to grant Planning Permission for alterations to the existing boundary wall to front of dwellinghouse	Dismissed 13.04.22
Mr D. Black	DC/2021/00732 - 2 Argyle Road Southport - appeal against refusal by the Council to grant Planning Permission for alterations to the side elevation at lower ground/ ground floor level, and the erection of a detached outbuilding at the rear to replace the existing garage (part retrospective).	Allowed 28.03.22
Mr N. Roberts	DC/2021/00270 - 12 Kew Road Formby - appeal against refusal by the Council to grant Planning Permission for the variation of condition 2 pursuant to planning permission DC/2020/00847 to allow changes to the approved drawings.	Allowed 24.03.22

RESOLVED:

That the report be noted.

10. 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 30 May 2022.

Application No.	Site
DC/2022/00375	Deyes High School Deyes Lane, Maghull
DC/2022/00569	6 Roehampton Drive, Crosby
DC/2021/01739	102 Serpentine North, Blundellsands
DC/2022/00087	Land At Crosby Coastal Park, Crosby
DC/2022/00454	14 College Road, Crosby L23 0RW

RESOLVED:

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