

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, SOUTHPORT
ON 21 JULY 2010**

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

Councillors Byrne, L. Cluskey, Cuthbertson, Dodd,
Dorgan, Glover, Griffiths, Hands, Hough, Kelly,
Preston and Sumner

ALSO PRESENT: Councillors Parry, Porter and Shaw

32. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Gustafson.

33. DECLARATIONS OF INTEREST

The following declarations of interest were received:

| Member | Item | Interest | Action |
|----------------------|--|--|---|
| Councillor Kelly | Application No. S/2010/0750 – 8 Litherland Park, Litherland | Prejudicial – Has been present at a discussion regarding the application | Left the room, took no part in the discussion and did not vote thereon |
| Councillor Griffiths | Application No. S/2010/0404 – Willowbank, Bills Lane, Formby | Personal – Has previously expressed a view on the application | Stayed in the room, but took no part in the discussion and did not vote thereon |
| Councillor Mahon | Application No. S/2010/0647 – Fire Station, Manchester Road, Southport | Personal – Is a member of the Merseyside Fire and Rescue Authority | Stayed in the room, took part in the discussion and voted thereon |
| Councillor Mahon | Application No. S/2010/0836 – Bootle and Netherton Fire Station, Buckley Hill Lane, Bootle | Personal – Is a member of the Merseyside Fire and Rescue Authority | Stayed in the room, took part in the discussion and voted thereon |

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|------------------|---|--|--|
| Councillor Mahon | Application No. S/2010/0794 Site for Mast adjacent Allinson's Court, Church Road, Litherland | Prejudicial – Has previously expressed views regarding telecommunication masts | Left the room, took no part in the discussion and did not vote thereon |
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34. MINUTES OF THE MEETING HELD ON 23 JUNE, 2010

RESOLVED:

That subject to the below amendment to Minute No.19, the Minutes of the meeting held on 23 June, 2010 be confirmed as a correct record.

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|-----------------------------------|---|----------------------------|---|
| Peter Cowley, Principal Solicitor | Application No. S/2010/0466 – 8 Sandringham Road, Southport | Personal – knows applicant | – Stayed in the room but did not take part in the discussion of the item. |
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35. REVISED PLANNING POLICY STATEMENT 3: HOUSING

The Committee considered the report of Planning and Economic Development Director that advised of the changes contained within revised Planning Policy Statement 3: Housing. The document's intention was to guide plan-making policies at the local level and was also a material consideration in determining planning applications for housing development in the Borough.

The Committee raised a number of queries in relation to the revised policy, which were answered by Officers from the Planning Department.

RESOLVED:

That the Revised Planning Policy Statement 3:Housing report be noted.

36. APPLICATION NO.S/2010/0660 - LAND TO BE SEVERED FROM 8 SALFORD ROAD, AINSDALE

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the erection of one detached dormer bungalow on land to be severed from the rear garden and widening existing gates and vehicular access be approved for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr.Kearns on behalf of objectors to the application.

Councillor Porter, as Ward Councillor, made representations in objection to the development.

RESOLVED:

That the recommendation be not approved and the application be refused for the reason that the proposed development constitutes incremental development in a backland location which is strongly opposed by local residents. It would be out of character with the surrounding area and it would also detract from local amenity by reason of the position of the access and the potential loss of trees. The proposal is therefore contrary to UDP Policies CS3, DQ1 and H10.

37. APPLICATION NO.S/2010/0699 - 33 TALBOT STREET, SOUTHPORT

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the change of use from a former hotel to a house in multiple occupation after demolition of part of the existing rear outrigger be approved for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr.Mack on behalf of objectors to the application and a response from the applicant, Mr.Ennis.

RESOLVED:

That the recommendation be approved and the application be granted for the reasons stated within the report.

38. APPLICATION NO.S/2010/0750 - 8 LITHERLAND PARK, LITHERLAND

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the conversion of the existing detached dwelling into a pair of semi-detached dwellings be approved for the reasons stated or referred to in the report.

RESOLVED:

That the recommendation be approved and the application be granted for the reasons stated within the report.

39. APPLICATIONS FOR PLANNING PERMISSION - APPROVALS

RESOLVED:

That the following applications be approved, subject to:-

- (1) the conditions (if any) and for the reasons stated or referred to in the Planning and Economic Development Director's report and/or Late Representations 1; and
- (2) the applicants entering into any legal agreements indicated in the report or Late Representations:

| Application No. | Site |
|-----------------------------|---|
| S/2010/0277 | Land adjacent to 29 Ridge Close, Southport |
| S/2010/0404 | Willowbank, Bills Lane, Formby |
| S/2010/0563 | 342 Liverpool Road, Birkdale, Southport |
| S/2010/0606 | 19 Far Moss Road, Crosby |
| S/2010/0647 | Fire Station Manchester Road, Southport |
| S/2010/0741 and S/2010/0742 | St.Johns C of E Church, 521 St Johns Road, Waterloo |
| S/2010/0803 | Land to the Rear, 82 Alexandra Road, Crosby |
| S/2010/0808 | 110 Scarisbrick New Road, Southport |

40. APPLICATION NO.S/2010/0563 - 342 LIVERPOOL ROAD, BIRKDALE, SOUTHPORT

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the erection of a part single storey part two storey extension at the side of the dwellinghouse be approved for the reasons stated or referred to in the report.

Councillor Shaw, as Ward Councillor, made representations in which he expressed his concern at the close proximity of the proposed development to adjoining premises.

RESOLVED:

That the recommendation be approved and the application be granted for the reasons stated within the report.

**41. APPLICATION NO.S/2010/0707 - 72 SONNING AVENUE,
LITHERLAND**

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the change of use from retail (A1) to restaurants and cafés (A3) be approved for the reasons stated or referred to in the report.

RESOLVED:

That consideration of the application be deferred to enable the site to be inspected by the Visiting Panel.

**42. APPLICATION NO.S/2010/0836 - BOOTLE AND NETHERTON
FIRE STATION, BUCKLEY HILL LANE, NETHERTON**

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for approval of Reserved Matters for the demolition of the existing Fire Station and Drill Tower and construction of a new Community Fire Station incorporating Ambulance Station and Drill Tower (details pursuant to outline planning permission S/2007/0830 granted 18/10/07) be approved for the reasons stated or referred to in the report.

RESOLVED:

That determination of the application be delegated to the Planning and Economic Development Director.

**43. APPLICATION NO.S/2010/0794 - SITE FOR MAST ADJACENT
ALLINSON'S COURT CHURCH ROAD, LITHERLAND**

The Committee considered the report of the Planning and Economic Development Director recommending that prior Notification Procedure for the erection of a replacement 12.5m, high telecommunications mast and associated streetworks cabinet be approved for the reasons stated or referred to in the report.

RESOLVED:

That the recommendation be not approved and the application refused for the reason that the proposed replacement mast and associated equipment would detract from the outlook and visual amenity for residents of Allinson's Court by reason of its precise location in relation to these residential properties. The proposal is therefore contrary to UDP policies CS3,DQ1, H10 and MD8.

44. TOWN AND COUNTRY PLANNING ACT 1990 - APPEALS

The Committee considered the report of the Planning and Economic Development Director on the result of the undermentioned appeals and progress on appeals lodged with the Planning Inspectorate.

| Appellant | Proposal/Breach of Planning Control | Decision |
|-----------------------|---|-----------------------|
| Mr.J.P.Keegan | Land To Rear Of 2 To 14 Ibstock Road, Bootle -S/2009/0055 – appeal against a refusal of the Council to grant consent, agreement or approval to details required by a condition of a planning permission. | Allowed 23/06/10 |
| Ms.L.Cope | 1 Camberley Close, Southport - S/2010/0082 - appeal against a refusal of the Council to grant planning permission for the erection of a wooden fence along the boundary between the back garden of the property and Palace Road, constructed on top of the existing brick wall. | Allowed 24/06/10 |
| Baker Properties Ltd. | Car Park Pendle View, Litherland - S/2009/0771 - appeal against a refusal of the Council to grant planning permission to construct 8No 3 bedroom houses to be in 1No terrace of 4No 3 bedroom houses and 2No terraces of 2No 3 bedroom houses, car parking, landscaping and all associated works. | Dismissed 24/06/10 |

RESOLVED:

That the report on the result of the appeal and progress on appeals lodged with the Planning Inspectorate be noted.