

**PLANNING COMMITTEE**

**MEETING HELD AT BOOTLE TOWN HALL  
ON 7 FEBRUARY 2024**

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

Councillors Desmond, Dodd, Hansen, John Kelly,  
Sonya Kelly, McGinnity, Richards, Riley, Roche,  
Spencer, Lynne Thompson, Tweed and Waterfield

ALSO PRESENT: Councillor Howard

**135. APOLOGIES FOR ABSENCE**

No apologies for absence were received.

**136. DECLARATIONS OF INTEREST**

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

**137. MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the Minutes of the meeting held on 15 November 2023 be confirmed as a correct record.

**138. DC/2023/01635 - 100A MOSS LANE, LITHERLAND**

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a part three, part four storey apartment block containing 18 apartments with associated car and cycle parking, bin storage, outdoor amenity space and hard and soft landscaping (alternative to refused application DC/2022/00802) 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.

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;
- Natural England raising no objections to the Habitat Regulation Assessment;
- an additional condition requiring obscure glazing to eye level to all windows adjacent to the main service access and adjoining the open area; and
- an additional condition requiring that the 3rd floor access to the flat roof be restricted to maintenance only and the roof area not being used as recreational space.

**139. DC/2023/01659 - 66 ESHE ROAD NORTH, CROSBY**

Further to Minute No. 127 of 15 November 2023, the Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of part two storey/part single storey extensions to the rear and side, a first-floor extension to the rear of the dwellinghouse following the demolition of the existing detached garage to the side (Alternative to DC/2021/02394 approved 1.12.2021) (Part retrospective) 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 Howard, 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 subject to an additional condition removing Permitted Development rights for extensions to the roof.

**140. DC/2023/00961 - UNIT 11, CENTRAL 12 RETAIL PARK, SOUTHPORT**

The Committee considered the report of the Chief Planning Officer recommending that the above application for the change of use from retail

(Class E) to restaurant (Class E(b)) / hot food takeaway (Sui Generis), window and door alterations, the installation of extraction and ventilation equipment to the rear, amendments to parking, provision of fencing and gates to the side, refuse and servicing enclosure to the rear 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 and subject to Condition No.5 being amended to require the scheme for the provision of litter bins to include the wider area of the retail park.

**141. 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
Harold Jones Ltd	DC/2023/00828 (APP/M4320/W/23/3326424) 101 South Road Waterloo L22 0LT appeal against refusal by the Council to grant Planning Permission for the change of use of the first and second floors only from a Bank(E) to an 8 bedroomed House in Multiple Occupation (HMO)(Sui Generis), a single storey extension to the rear and external alterations including the reinstatement of the existing entrance door onto Neville Road. [Alternative to DC/2023/00401	Dismissed 16/01/2024
Pippa Edwards	DC/2022/02292 (APP/M4320/W/23/3324692) 26 Blucher Street Waterloo Liverpool L22 8QB appeal against refusal by the Council to grant Planning Permission for the change of use of the existing dwellinghouse (C3) to a dual use dwellinghouse (C3) or short-term holiday let (maximum 90 letting days per annum) (C1).	Allowed 16/01/2024

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Harold Jones Ltd	DC/2023/00401 (APP/M4320/W/23/3321797) 101 South Road Waterloo Liverpool L22 0LS appeal against refusal by the Council to grant Planning Permission for the change of use of the 1st and 2nd floors only from a Bank (E) to an 8 bedroomed House in Multiple Occupation (HMO) (Sui Generis), a single storey extension to the rear and external alterations including the reinstatement of the existing entrance door onto Neville Road.	Dismissed 16/01/2024
Mr Douglas Grogan	DC/2022/01953 (APP/M4320/W/23/3319731) 5B Manchester Road Southport PR9 9EP appeal against refusal by the Council to grant Planning Permission for the erection of a single storey detached outbuilding within the rear grounds of the dwellinghouse (retrospective)	Dismissed 28/12/2023
Southport Real Estate Ltd	DC/2022/00790 (APP/M4320/W/23/3320439) 1B Castle Street Southport appeal against refusal by the Council to grant Planning Permission for the change of use from light industrial premises to two dwellings and the erection of single storey extensions to the side and front elevations including alterations to the existing single storey roof to form a mansard roof with roof windows (Retrospective) (alternative to DC/2016/02348 approved 29 March 2017).	Dismissed 19/12/2023
Mr Steve Hyland	DC/2023/00167 (APP/M4320/W/23/3321968) 97 Linacre Road Litherland L21 8NS appeal against refusal by the Council to grant Planning Permission for the change of use of the ground floor only from a retail shop (Class E) to a self-contained flat (C3) including alterations to the front, side and rear elevations	Dismissed 19/12/2023

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Miss Emily Hyde	DC/2022/01960 (APP/M4320/W/23/3320676) Grass Verge Adjacent To 29 Haigh Crescent Lydiate Liverpool L31 2LG appeal against refusal by the Council to grant Planning Permission for the change of use of the grass verge adjacent to 29 Haigh Crescent, Lydiate to a residential garden	Allowed 17/11/2023
Mr Daniel Shennan	DC/2023/01271 (APP/M4320/D/23/3331515) 8 Coronation Road Lydiate Liverpool L31 2NQ appeal against refusal by the Council to grant Planning Permission for the erection of a two-storey extension to the side and a single storey extension to the rear of the dwellinghouse	Allowed 11/01/2024
Wildstone Estates Limited	DC/2023/00930 (APP/M4320/Z/23/3332057) Town Hall and Playing Fields Hall Lane Maghull L31 7BB appeal against refusal by the Council to grant advertisement consent for the display of 1 No. illuminated hoarding sign	Dismissed 13/12/23
Mr D Wardale	DC/2023/01353 (APP/M4320/D/23/3330106) 11 Davenhill Park Aintree L10 8LY appeal against refusal by the Council to grant Planning Permission for the erection of a (2 metre high) fence to the side elevation of the dwelling house (retrospective application)	Dismissed 13/12/23

RESOLVED:

That the report be noted.

**142. 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 5 February 2024.

Application No.	Site
DC/2023/00961	Unit 11, Central 12 Retail Park, Southport
DC/2023/01635	100A Moss Lane, Litherland

**RESOLVED:**

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