

PLANNING COMMITTEE

**MEETING HELD AT THE BOOTLE TOWN HALL
ON 5 JUNE 2024**

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

Councillors Brough, Dodd, Johnson, John Kelly,
Sonya Kelly, Christopher Page, Richards, Roche,
Thompson, Williams, Thomas, McNabb and McKee

ALSO PRESENT: Councillor Veidman

163. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Desmond, McGinnity and Tweed.

164. DECLARATIONS OF INTEREST

In accordance with Paragraph 9 of the Council's Code of Conduct, the following declarations of personal interest were made and the Members concerned left the room during the consideration of the item:

Member	Minute No.	Nature of Interest
Councillor Johnson	Minute No. 170 DC/2024/00375 - 6 Berry Street, Bootle.	Is the Applicant.
Councillor McKee	Minute No. 168 DC/2023/02125 – 1-17 St Andrews Close and adjacent open space, Maghull.	Pre-determination - has discussed the proposals with objectors.

In accordance with Paragraph 9 of the Council's Code of Conduct, the following declaration of personal interest was made and the Member concerned remained in the room during the consideration of the item:

Member	Minute No.	Nature of Interest
Councillor Thomas	Minute No. 169 DC/2024/00159 - 12 Northway, Maghull.	As a children's services matter this falls under her Overview and Scrutiny Portfolio

165. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the Minutes of the meeting held on 10 April 2024 be confirmed as a correct record.

166. DC/2023/01041 - LAND AT DURANTS COTTAGES, MELLING LANE, MAGHULL

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of 4 No. semi-detached dwellings (plots 1, 2, 3 and 4) following the demolition of No's 1 and 2 Durants Cottages; the erection of 2 No. detached dwellings (plots 5 and 6) and erection of replacement dwelling following demolition of No. 4 Durants Cottages; the conversion and reinstatement of No. 4 Melling Lane including two storey extension to the rear to form a dwellinghouse; and the creation of a communal garden, with a new access road from Melling Lane and associated car parking 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.

167. DC/2024/00627 - 101 SOUTH ROAD, WATERLOO

The Committee considered the report of the Chief Planning Officer recommending that the above application for the retention of ground floor class E use at front of premises; change of use of the rear part of the ground floor and the whole of the 1st and 2nd floors to form a 6 bedroom (6 person) HMO; removal of flat roof above rear yard to create outdoor amenity space; refuse storage for both the Class E Unit and HMO, cycle storage in basement, with minor external alterations to windows and doors be granted subject to the conditions and for the reasons stated or referred to in the report.

Arising from the discussion, Members expressed concern regarding the living conditions on the occupiers of the proposed units as the proposal was now for 6 bedrooms whereas the previous application approved on appeal in March 2023 was for 5 bedrooms, meaning that the rooms in the proposed development would be smaller.

RESOLVED:

That the recommendation be not approved and the application be refused for the reason that the proposals are contrary to Policy HC4(2)(b) by virtue of the impact on the living conditions on the occupiers of the units due to the reduced bedroom size from the scheme previously allowed on appeal.

168. DC/2023/02125 - 1-17 ST ANDREWS CLOSE AND ADJACENT OPEN SPACE, MAGHULL

The Committee considered the report of the Chief Planning Officer recommending that the above application for the variation of conditions 1 and 14 pursuant to planning permission DC/2019/02432 approved 03/08/2020 for amendments to the surface treatment of the access road, driveways and landscaping for the public open space 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.

169. DC/2024/00159 - 12 NORTHWAY, MAGHULL

The Committee considered the report of the Chief Planning Officer recommending that the above application for the change of use from an office (E) to a children's home (C2) for a maximum of two children, with up to three carers, two of whom will sleep overnight, working on a rota basis be granted subject to the conditions and for the reasons stated or referred to in the report.

RESOLVED:

That the recommendation be approved and, subject to signing of a Unilateral Undertaking that the application property shall only be used for residential accommodation for a maximum of 2 children and for children who are from, or with family, or have a long term connection to Sefton Borough, in consultation with Director of Social Care, the application be granted subject to the conditions and for the reasons stated or referred to in the report and in Late Representations and the removal of Condition (4) as set out in the report submitted.

170. DC/2024/00375 - 6 BERRY STREET, BOOTLE

The Committee considered the report of the Chief Planning Officer recommending that the above application for the erection of a single storey extension to the front and installation of a gate to the existing palisade fence 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.

171. 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 J. Thomas	DC/2019/01441 (APP/HH/2014) - 13 Rosemary Lane Formby Liverpool L37 3HA - appeal against a remedial notice in respect of a high hedge complaint	Part Allow/Dismissed 15/05/2024
JCDecaux ltd	DC/2023/01407 (APP/M4320/Z/24/3337440) - Land at the Junction of Derby Road and Strand Road Bootle Liverpool L20 8EE - appeal against refusal by the Council to grant advertising consent to display a freestanding internally illuminated 48 sheet digital LED advertisement display sign to replace the existing sign.	Allowed 13/05/2024
Mr Javed	DC/2023/01092 (APP/M4320/W/23/3335615) - 65 Scarisbrick New Road Southport PR8 6LF - appeal against refusal by the Council to grant Planning Permission for the creation of a new driveway, vehicular access to Curzon Road, a new external door and reconfiguration of fire escape	Dismissed 26/04/2024
Mr. K. Jamieson	DC/2023/00540 (APP/M4320/W/23/3328625) - 201A Altway Aintree Liverpool L10 6LB - appeal against refusal by the Council to grant Planning Permission for the change of use of ground floor from retail (E) to a bar/cafe with the provision of outdoor seating (Sui Generis)	Allowed 24/04/2024

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Mr. M. Gouldbourne	DC/2023/01175 (APP/M4320/D/23/3333711) - 21A Ryeground Lane Formby Liverpool L37 7EG - appeal against refusal by the Council to grant Planning Permission for alterations to the dormer roofs from pitched to flat roof dormers on the front elevation. (Alternative to DC/2022/01593)	Dismissed 12/04/2024
Mrs. L. Byrne	DC/2023/01520 (APP/M4320/D/24/3337183) - 52 Edge Lane Crosby L23 9XF - appeal against refusal by the Council to grant Planning Permission for the construction of a vehicular access to a classified road	Dismissed 11/04/2024

RESOLVED:

That the report be noted.

172. VISITING PANEL

The Committee considered the report of the Chief Planning Officer which advised that the undermentioned sites had been inspected by the Visiting Panel on 3 June 2024.

Application No.	Site
DC/2024/00375	6 Berry Street, Bootle
DC/2023/01041	Land at Durants Cottages, Melling Lane, Maghull
DC/2023/02125	1-17 St Andrews Close and adjacent open space Maghull
DC/2024/00159	12 Northway, Maghull
DC/2024/00627	101 South Road, Waterloo

RESOLVED:

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