

REPORT TO: CABINET MEMBER – TECHNICAL SERVICES

DATE: 15 DECEMBER 2010

SUBJECT: REFUSAL OF PLANNING APPLICATION – S/2010/1408
CONSTRUCTION OF A VEHICULAR ACCESS TO A
CLASSIFIED ROAD – 52 CHURCH ROAD, SEAFORTH

**WARDS
AFFECTED:** LINACRE

REPORT OF: ANDY WALLIS – DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT

**CONTACT
OFFICER:** PETER OVINGTON 0151-934-4593

**EXEMPT/
CONFIDENTIAL:** NO

PURPOSE/SUMMARY:

Planning Application S/2010/1408 has been received for the construction of a vehicular access to a classified road. This report considers the highway implications of the application.

REASON WHY DECISION REQUIRED:

The Council's Constitution requires the approval of the Cabinet Member for Technical Services prior to refusal of a planning application, where highway grounds are the sole reason for planning refusal. In this case, the Planning and Economic Development Director has no planning reason to refuse the application. The Traffic Services Manager has concerns over the application and the Cabinet Member is therefore requested to consider the highway issues involved.

RECOMMENDATION(S):

It is recommended that the Planning Committee be requested to refuse Planning Application S/2010/1408 on the grounds that the development would lead to conditions which are considered to be detrimental to highway safety.

KEY DECISION: NO

FORWARD PLAN: Not appropriate

IMPLEMENTATION DATE:

ALTERNATIVE OPTIONS:

There are none available

IMPLICATIONS:

Budget/Policy Framework:

Financial: NONE

<u>CAPITAL EXPENDITURE</u>	2009 2010 £	2010/ 2011 £	2011/ 2012 £	2012/ 2013 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

Legal:

Risk Assessment:

Asset Management:

CONSULTATION UNDERTAKEN/VIEWS

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		√	
2	Creating Safe Communities	√		
3	Jobs and Prosperity	√		
4	Improving Health and Well-Being	√		
5	Environmental Sustainability		√	
6	Creating Inclusive Communities		√	
7	Improving the Quality of Council Services and Strengthening local Democracy		√	
8	Children and Young People		√	

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Planning Application S/2010/1408

1.0 INTRODUCTION

- 1.1 The Council's Constitution requires the approval of the Cabinet Member for Technical Services where highway grounds are the sole reason for a planning refusal. In this case, the Planning and Economic Development Director has no planning reason to refuse the application. The Traffic Services Manager has concerns over the application and the Cabinet Member is therefore requested to consider the highway issues involved and determine if a refusal; should be recommended to the Planning Committee.

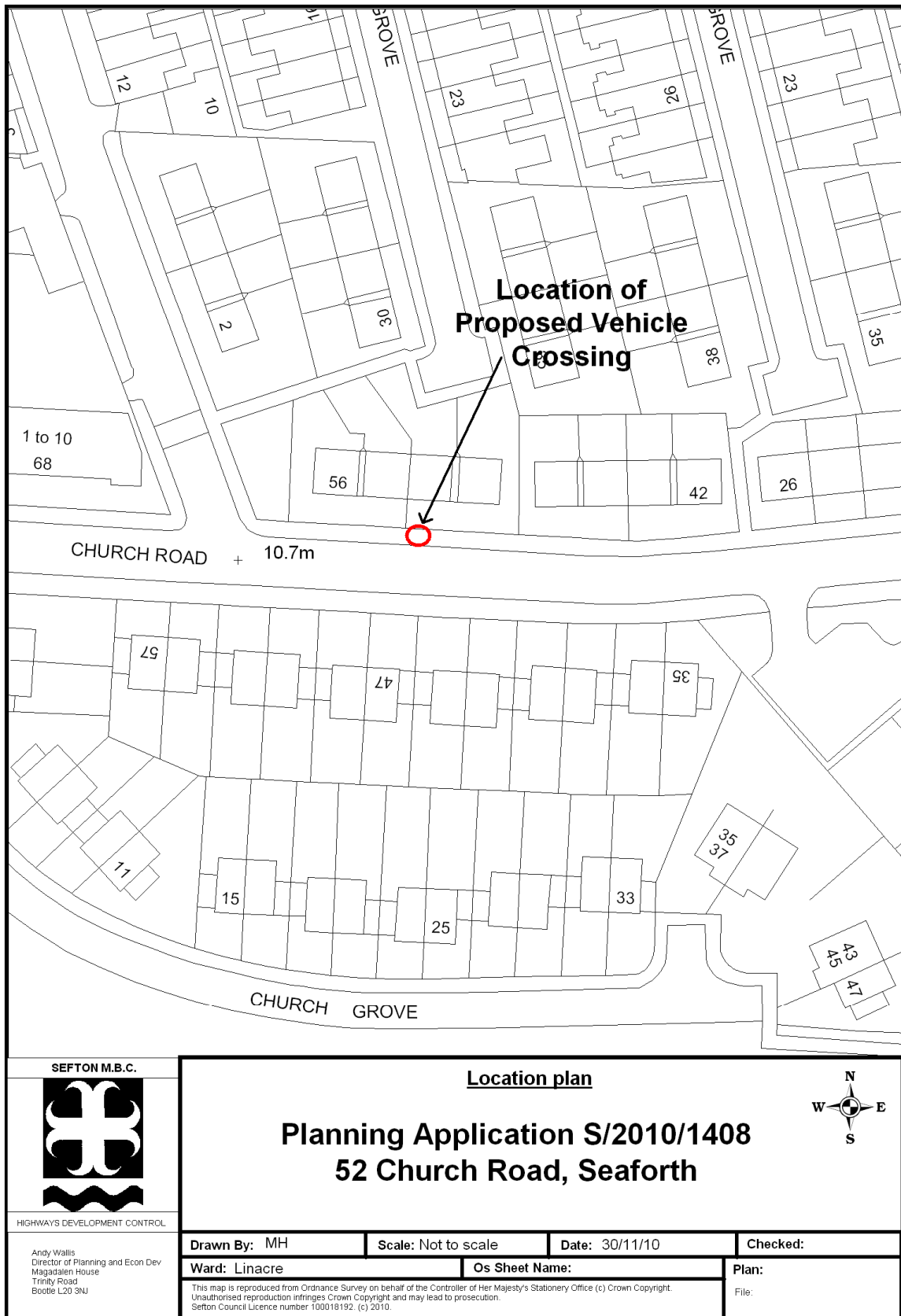
2.0 PROPOSALS

- 2.1 Planning Application S/2010/1408 has been received for the construction of a vehicular access to a classified road at 52 Church Road, Seaforth.
- 2.2 The location of the site is situated on a classified road, which provides a link between Seaforth Road and a number of other residential streets such as Rossini Street, Rawson Road and Clarendon Road. There are also a number of Traffic Regulation Orders (TRO's) situated along Church Road resulting in a prohibition of driving to Balfe Street, Caradoc Road and Crosby Road South.
- 2.3 There is insufficient space to park a car at 90° to the front of the property, as there is 4.5m between the front of the building and the back edge of the footway. This is unacceptable as a standard sized vehicle would overhang onto the highway and would create an unnecessary obstacle to pedestrians, especially those who are partially sighted.

3.0 RECOMMENDATION

- 3.1 It is recommended that the Planning Committee be requested to refuse Planning Application S/2010/1408 on the grounds that the development would lead to conditions that are detrimental to highway safety.

Andy Wallis
Planning & Economic Regeneration Director



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