

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, BOOTLE
ON 8 JUNE 2011**

PRESENT: Councillor Tweed (in the Chair)

Councillors Atkinson, Ball, L. Cluskey, Dodd,
Dorgan, M. Fearn, Griffiths, Gustafson, Kelly,
Mahon, Preece, Roberts, Sumner and Gibson

Also Present Councillors Jones, Parry and Porter.

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor A. Tonkiss.

2. EXCLUSION OF PRESS AND PUBLIC

RESOLVED:

That under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it would involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act. The Public Interest Test has been applied and favours exclusion of the information from the press and public.

**3. APPLICATION NO. S/2011/0488 - SITE FOR MAST - AINSDALE
SPORTS CLUB, 772A LIVERPOOL ROAD, AINSDALE**

The Committee considered information received regarding the above application and took advice from the Director of Planning services and Director of Legal Services regarding the application, and the possibility of deferring consideration to the next meeting of the Committee.

RESOLVED:

That application No. S/2011/0488 - Site for Mast - Ainsdale Sports Club, 772a Liverpool Road, Ainsdale be considered at this meeting.

4. DECLARATIONS OF INTEREST

The following declarations of interest were received:

Member	Item	Interest	Action
Councillor H. Preece	Application No. S/2011/0488	Personal and prejudicial – member of Ainsdale SC	Left the room, took no part in the discussion and did not vote thereon.
Councillor H. Preece	Application No. S/2011/0485	Personal and prejudicial – member of Ainsdale SC	Left the room, took no part in the discussion and did not vote thereon.
Councillor H. Preece	Application No. S/2011/0298	Personal and Prejudicial – has discussed the application with the petitioners and expressed his views thereon.	Left the room, took no part in the discussion and did not vote thereon.
Councillor Mahon	Application No. S/2011/0488	Prejudicial	Left the room, took no part in the discussion and did not vote thereon.
Councillor Gibson	Application No. S/2011/0250	Prejudicial	Left the room, took no part in the discussion and did not vote thereon.
Councillor Gibson	Application No. S/2011/0377	Prejudicial	Left the room, took no part in the discussion and did not vote thereon.
Councillor Dorgan	Application No. S/2011/0469	Prejudicial – Knows the applicant	Left the room, took no part in the discussion and did not vote thereon.

5. MINUTES OF THE MEETING HELD ON 4 MAY 2011

RESOLVED:

That the Minutes of the meeting held on 4 May 2011 be confirmed as a correct record.

6. APPLICATION NO. S/2011/0488 - SITE FOR MAST - AINSDALE SPORTS CLUB, 772A LIVERPOOL ROAD, AINSDALE

The Committee considered the report of the Head of Planning Services that recommended the above application for Prior Notification Procedure for the erection of a 12.5 metre high telecommunications mast and ancillary equipment 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 from Mr. Humphreys on behalf of objectors against the proposed development.

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

RESOLVED:

That the recommendation be not agreed and the application be refused for the following reasons: When assessed against the Unitary Development Plan and having regard to all other material considerations, the proposed mast, by virtue of its scale and siting would have an unacceptable impact on the outlook of nearby residential properties. The scheme is therefore contrary to UDP Policy MD8 and advice contained in PPG8.

7. APPLICATION NO. S/2011/0485 - 5-A-SIDE PITCHES, AINSDALE SPORTS CLUB, 772A LIVERPOOL ROAD, AINSDALE

The Committee considered the report of the Head of Planning Services recommending that the above application for the layout of four synthetic 5-a-side football pitches, replacing the existing tennis courts, the erection of 11 floodlighting columns and 5 metres high perimeter fencing, be refused for the reasons stated or referred to in the report.

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

RESOLVED:

That the recommendation be agreed and the application be refused for the following reasons:-

- (1) The proposed layout of four synthetic 5-a-side football pitches, erection of 11 floodlighting columns and perimeter fencing 5 metres high would result in an intensification of use that would be to the detriment of neighbouring residential amenity and when combined with the requested operational hours of 09:00 to 22:00 seven days a week would be unneighbourly and would not comply with Unitary Development Plan policies CS3, DQ1, EP6 and EP7.
- (2) The size and siting of the 11 floodlighting columns would cause significant detrimental harm to the residential amenity of neighbouring properties through light spillage. The floodlights therefore fail to comply with Unitary Development Plan policies CS3, DQ1 and EP7 and are therefore unacceptable.

8. APPLICATION NO. S/2011/0469 - 29 ELTON AVENUE, CROSBY

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application to site a detached dormer bungalow in the rear garden of 29 Elton Avenue, Crosby, 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 from Mr. Jones on behalf of objectors against the proposed development and a response by the applicant's agent, Mr. Diaz.

RESOLVED:

That the recommendation be agreed and the application be granted subject to the conditions and for the reasons stated or referred to in the report.

9. APPLICATION NO.S/2011/0144 - BOOTLE CRICKET CLUB, WADHAM ROAD, BOOTLE

Further to Minute No. 204 the Committee considered the report of the Head of Planning Services that recommended the above application for the erection of a single storey extension to the existing club house, extension to the car park and erection of retractable netting 5 metres high to two sides of the boundary field 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 from Mr. Maitland on behalf of objectors against the proposed development and a response by the applicant's agent, Mr. Clark.

RESOLVED:

That the recommendation be agreed and the application be granted subject to the conditions and for the reasons stated or referred to in the report.

10. APPLICATION NO. S/2011/0298 - ST THOMAS MORE CENTRE, LIVERPOOL ROAD, BIRKDALE

The Committee considered the report of the Head of Planning Services recommending that the above application for the construction of 96 two and three storey residential dwellings, including layout of open space, landscaping and other associated works after demolition of the existing buildings, be granted subject to the conditions and for the reasons stated or referred to in the report.

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

RESOLVED:

That the Head of Planning Services be given delegated authority to grant the application subject to the conditions and for the reasons stated or referred to in the report and subject to the agreement of an additional condition with the Chair and the two party spokespersons, requiring the provision of a traffic light controlled junction at the entrance of the site from Liverpool Road.

11. APPLICATIONS FOR PLANNING PERMISSION - APPROVALS

RESOLVED:

- (1) That the following applications be approved, subject to:-
- (i) the conditions (if any) and for the reasons stated or referred to in the Planning and Economic Regeneration Director's report and/or Late Representations; and
 - (ii) the applicants entering into any legal agreements indicated in the report or Late Representations:

Application No.	Site
S/2011/0275	4 Wicks Lane, Formby
S/2011/0250	Former Pumping Station, Formby By-Pass, Formby
S/2011/0377	William Rainford, Leckwith Road, Netherton
S/2011/0144	Bootle Cricket Club, Wadham Road, Bootle
S/2011/0410 &0411	Offices Rear of 160-162 Lord Street, Southport and Residential Development

S/2011/0298 St Thomas More Centre, Liverpool Road,
Birkdale

- (2) In respect of Application No. S/2011/0335, 1 Well Lane, Bootle, the application be granted subject to the conditions and for the reasons stated or referred to in the report and subject to a condition regarding the boundary wall requiring the wall to be 2m high.
- (3) In respect of Application No. S/2011/0343, 89 Altcar Road, Formby the application be granted subject to the conditions and for the reasons stated or referred to in the report and subject to the additional conditions reported at the Committee following receipt of the bat survey report.

12. APPLICATIONS TO BE INSPECTED BY THE VISITING PANEL - 6 JUNE 2011

The Committee considered the report of the Head of Planning Services which advised that the undermentioned sites had been inspected by the Visiting Panel on 6 June 2011.

Application No.	Site
S/2011/0144	Bootle Cricket Club, Wadham Road, Bootle
S/2011/0335	1 Well Lane, Bootle
S/2011/0469	29 Elton Avenue, Crosby
S/2011/0343	89 Altcar Road, Formby
S/2011/0485 & S/2011/0488	Ainsdale Sports Club, Liverpool Road, Ainsdale

RESOLVED:

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

13. TOWN AND COUNTRY PLANNING ACT 1990 - APPEALS

The Committee considered the report of the Head of Planning Services on the results of the undermentioned appeals and progress on appeals lodged with the Planning Inspectorate.

Appellant	Proposal/Breach of Planning Control	Decision
Greene King Brewing and Retailing.	S/2010/0937 Blue Anchor Inn, 32 School Lane, Aintree, appeal against a refusal to grant planning permission for new 75mm steel powder coated roller shutters to ground floor windows	Dismissed

Mr D. Crooks S/2010/1775 Dismissed

15A Padstow Close, Southport appeal against a refusal to grant planning permission for a new privacy screen adjoining existing boundary wall.

J.D.
Wetherspoon
Plc S/2010/1169 Withdrawn

47-53 South Road, Waterloo appeal against a refusal to grant planning permission for sub-division to create a smaller retail unit within the remaining area to be changed into a Class A4 use to form a public house (including serving meals).

RESOLVED:

That the report be noted.

14. LYDIATE FOOTPATH NO.18 - ORDER TO DIVERT THE PUBLIC FOOTPATH FOR THE PURPOSES OF ACCOMMODATING DEVELOPMENT

The Committee considered the report of the Strategic Director – Place dealing with an application for the proposed diversion of the Public Footpath known as Lydiate No. 18 and seeking authorisation to make a Combined Public Path Order to divert the Footpath and to alter the Definitive Map and Statement of Public Rights of Way accordingly.

RESOLVED: That

- (1) The Head of Corporate Legal Services be authorised to make the first part of a Combined Order, for the diversion of the Public Footpath known as Lydiate 18, pursuant to Section 257 of the Planning Act 1990 part of a Combined Order for, as shown on drawing number DC0471; and
- (2) If the proposed Order is unopposed then the Legal Services Director be authorised to confirm it as such.

15. CONSULTATION RESPONSE

The Committee considered the report of the Head of Planning Services setting out a proposed response on the recent Government consultation on the proposed relaxation of planning rules for change of use from commercial to residential.

RESOLVED:

That proposed response be approved to be forwarded to the Department for Communities and Local Government.

**16. STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
2010 - UPDATE**

The Committee considered the report of the Head of Planning Services setting out the key findings of the Strategic Housing Land Availability Assessment Study 2010 Update, one of a number of key evidence gathering studies that were being undertaken to inform the Core Strategy process and to guide advice and decisions on individual housing proposals and planning applications.

RESOLVED:

That the findings of the Strategic Housing Land Availability Assessment Study 2010 update be noted.