

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, BOOTLE
ON 11 JANUARY 2012**

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

Councillors Atkinson, Crabtree, L. Cluskey, Dodd,
Dorgan, M. Fearn, Griffiths, Gustafson, Hands,
Roberts, Sumner and Tonkiss.

117. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mahon and Friel (substitute Member).

118. DECLARATIONS OF INTEREST

No declarations of interest were received.

119. MINUTES OF THE MEETING HELD ON 14 DECEMBER 2011

RESOLVED:

That the Minutes of the meeting held on 14 December 2011 be confirmed as a correct record.

120. APPLICATION NO. S/2011/1464 - 12 ENDBUTT LANE, CROSBY

The Committee considered the report of the Head of Planning Services recommending that the above application for the change of use from Retail (A1) to Tea Room (A3) together with the installation of a extraction flue to the rear of the premises 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.

121. APPLICATION NO. S/2011/1447 - THE GRAPES 22 GREEN LANE, THORNTON

Further to Minute No. 106 of 14 December 2011, the Committee considered the report of the Head of Planning Service, which recommended that the above application for advertisement consent for the display of one internally and externally illuminated fascia sign, one

internally illuminated welcome sign to the existing entrances and one non illuminated board sign to the front, one internally illuminated fascia sign to each side, one internally illuminated free standing totem sign to a maximum height of 4.5m, one non illuminated car park sign to a maximum height of 1.5m be granted subject to the conditions and for the reasons stated or referred to within the report and Late Representations.

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.

122. APPLICATIONS INSPECTED BY THE VISITING PANEL - 9 JANUARY 2012

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 9 January 2012.

Application No.	Site
INVS/2011/0820	Land adjacent to Southport Hospital Site, Town Lane, Southport
S/2011/1492	Farnborough Road Junior School, Farnborough Road, Southport
S/2011/1368	Land east of Damfield Lane, Maghull
S/2011/1464	12 Endbutt Lane, Crosby

Members discussed the visit in respect of application No. S/2011/1492 particularly referring to issue regarding the boundary of the site and requested that the Head of Planning services discuss this with the applicant and neighbours with a view to some compromise being reached prior to the report being submitted to the Committee.

RESOLVED:

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

123. LIVERPOOL CITY REGION ECOLOGICAL FRAMEWORK - APPROVAL

The Committee considered the report of the Head of Planning Services seeking approval of the Liverpool City Region Ecological Framework which formed part of the evidence for the Core Strategy and other development plan documents, and would help members make decisions on planning applications, corporate and other activities.

RESOLVED: That

- (1) the Liverpool City Region Ecological Framework, which forms part of the evidence for the Core Strategy and other development plan documents be approved;
- (2) the Head of Planning Services be requested to liaise with the other City Region authorities and key partners to agree a common approach to monitoring; and
- (3) a copy of the report be forwarded to the Cabinet Members for Environment and Leisure, Culture & Tourism for information.

124. LOCAL DEVELOPMENT FRAMEWORK FOR SEFTON - THE COMMUNITY INFRASTRUCTURE LEVY

The Committee considered the report of the Head of Planning Services giving details of the Community Infrastructure Levy and its relation to Planning Obligations and informing members of comments made to a recent consultation on draft Community Infrastructure Levy regulations.

RESOLVED: That

- (1) the upcoming implementation of the Community Infrastructure Levy as an alternative to Planning Obligations be noted;
- (2) a further report be submitted to this Committee, following agreement of a preferred option of the Core Strategy, on how the Community Infrastructure Levy could be implemented in Sefton; and
- (3) the Officer's response to the Department of Communities and Local Government to the recent consultation on the draft Community Infrastructure Levy regulations be noted.

125. LOCAL DEVELOPMENT SCHEME FOR SEFTON

The Committee considered the report of the Head of Planning Services explaining the purpose and proposed content of Sefton's draft Local Development Scheme (LDS) for 2012 and seeking approval for the submission of the document to the Department for Communities and Local Government. The Report was also to be considered by the Cabinet at its meeting to be held on 19 January 2012.

RESOLVED:

That, subject to approval by the Cabinet, the draft Local Development Scheme be approved for submission to the Department for Communities and Local Government.

126. PROPOSED APPOINTMENT OF SPECIALIST CONSULTANTS TO PROVIDE ECONOMIC VIABILITY ADVICE ON AFFORDABLE HOUSING PROPOSALS

The Committee considered the report of the Head of Planning Services advising Members of the need to appoint specialist consultants to provide economic viability advice to the Council on affordable housing proposals and related viability matters submitted through the planning application process.

Members discussed the issue in detail and enquired as to whether provision could be made for the advice to be provided “in-house”. It was reported that as the existing contract was due to expire in March 2012 this would not be possible in the time available but could be investigated for the future.

RESOLVED: That

- (1) the report be accepted;
- (2) the Head of Planning Services be authorised, through the competitive tender process, to select specialist consultants to provide economic viability advice to the Council on affordable housing and related viability matters, the contract to be for a period of two years with a possible further year’s extension;
- (3) the results of the competitive tender process at (2) above be submitted to a future meeting of this committee for approval; and
- (4) the Head of Planning Services be requested to investigate the possible provision of economic viability advice to the Council on affordable housing and related viability matters “in-house”.

127. SECTION 106 MONITORING

The Committee considered the report of the Head of Planning Services advising Members of progress on the preparation and implementation of Agreements under S106 of the Town and Country Planning Act 1990 and seeking approval to update the existing process to provide greater clarity, transparency and efficiency in decision making.

The updated process was intended to take account of the already defined Area committee priorities and enable S106 agreements to be drafted to meet the aspirations of members and their local communities within the parameters of the legal process and adopted planning policies. It would also take into account existing strategies and Asset Plans to inform decision making – with the aim of reducing time taken to make such decisions and provide more clarity for all involved in the process.

The proposed new process would provide for the following:-

- (i) annual consultation with Area Committees to identify/refresh spending priorities;
- (ii) consultation with partners, for example, Street Scene / Neighbourhoods/highways when Planning Applications were received;
- (iii) negotiation of Planning application including S106 Agreement by the Case officer, taking into account Adopted Planning Policy, Greenspace Asset Management Strategy, Area Committee Priorities etc;
- (iv) the planning application report submitted to the Planning Committee to include S106 allocation to specify a priority project(s) or other priority as identified; and
- (vi) twice yearly update report to Planning Committee and Area Committees on S106 spend/progress.

In order to allow for more flexibility, the new process also suggested the removal of the need to accumulate £50,000 before green space 106 monies could be identified for spend. This would allow smaller schemes to be progressed without the need to wait until that total had been reached.

Arising from the discussion a member referred to monies generated from section 106 agreements which remained unspent and enquired as to the interest accrued on such and how it was utilised.

RESOLVED: That

- (1) the report be noted;
- (2) the proposed changes to the process for consultation and allocation of S106 monies be approved;
- (3) the proposal remove the need to accumulate £50,000 before green space 106 monies are identified for spend be approved; and
- (4) a further report be submitted to this Committee regarding the interest accrued on monies generated from section 106 agreements which remained unspent and how this interest is utilised.