

## PLANNING COMMITTEE : 18 AUGUST 2010

### Late Representations/Information

<b>Part 1</b>
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#### APPENDIX 4

##### Item 4A

**S/2010/0350 : Sainsburys, 1-3 Liverpool Road, Crosby,**

##### **Petitions and objections**

A total of 6 petitions are attached seeking to directly address Committee, and other supporting information associated are attached in date order of original receipt.

1. Petition of 46 signatures sponsored by Councillor Peter Papworth on behalf of residents at 'Sandalwood', Coronation Road objecting to the application. (Councillor Papworth has indicated he will speak on behalf of these residents).
2. Petition of 36 signatures sponsored by Councillor Paula Parry on behalf of Catherine Caddick, 13 Liverpool Road, in support of the application.
3. Petition of 7,512 signatures sponsored by Councillor Peter Papworth on behalf of 'ABetterCrosby' objecting to the application (only 26 signatures and attachments enclosed; hard copy available for members at Planning Committee).
4. Petition of 26 signatures sponsored by Councillor Peter Papworth from Jacqueline Auton of 'Café Barista', Moor Lane, objecting to the application.
5. Petition of 26 signatures sponsored by Councillor Steve McGinnity from Janet Smith of 44 De Villiers Avenue, objecting to the application. This followed at 58 signature petition from residents of De Villiers Avenue which was not sponsored. Her objection letter is attached.
6. Petition of 26 signatures sponsored by Councillor Peter Papworth from Steve Pritchard of Pritchards Bookshop, Liverpool Road, objecting to the application. His objection letter is attached.

Petitions 5 and 6 arrived following the cut off time of 1000 on August 13 and as such, it is at the members discretion as to whether or not they will allow the petitioners to address Planning Committee directly.

The applicant has also submitted supporting information for display at the committee meeting, copies of which are attached in addition to their confirmation of wishing to address Planning Committee in response to the above.

Further individual representations have been received from the following addresses on or after the 26 July 2010:

Belvidere Park, 1; Blundell Road, Hightown, 34; Brooke Road West, 58; Boundary Drive, 4; Chestnut Avenue, 6; Coronation Drive, 4, 25; Coronation Road (83 Sandalwood), 51; De Villiers Avenue, 17, 44; Durban Avenue, 1, 2, 3, 4, 6, 7, 8, 10; Eshe Road North, 62; Hillcrest Road, 13; Ilford Avenue, 21; Little Crosby Road, 32, 'Brookside Cottage', Liverpool Road, 13 (Crosby Traders Association); Marine Terrace, 2; Moor Drive, 'Joybarick', 14, 49; Moor Lane, 13, 49; Moorland Avenue 54; Richmond Road (Avon Richmond Flats Ltd); Rimrose Valley Road, 107; Rossett Road, 18; Rothesay Drive, 20; Scape Lane, 3, 8; Second Avenue, 9; Sunnyside Road, 42; The By-Pass, 3; Vermont Avenue, 27; Victoria Road, 33.

Of these 42 addresses (some having written more than once) all bar one object to the application.

Crosby Traders Association have also forwarded three letters from other traders opposed to the application in addition to their a letter of support for the proposals.

In addition, a letter of objection is attached to the representations from the occupier of 3 The By-Pass, Crosby.

The issues raised throughout these submissions have been subject to significant discussion in the Planning Committee report and members are duly advised of the basis on which those addressing the Committee will seek to present their case.

SEFTON COUNCIL  
20 APR 2010  
REGENERATION BSU

Mrs Brownrigg  
Flat 18, Sandalwood  
83 Coronation Road  
Crosby L23 5UJ

Planning & Economic Regeneration Dept  
Magdalen House  
30 Trinity Road  
Merseyside L20 3NJ.

09/4/10

With reference to S/2010/0350.

Dear Mr Steve Faulkner,

We object to the building of a multi-storey car park in Islington, over the site of the existing council car park on the following grounds.

- A) Sandalwood is a Leasehold estate of 54 Retirement Apartments for those aged 60 and over. We do not welcome overlooking a multi-storey car park and the noise and disruption involved. Have you thought about the environmental impact on residents?
- B) We are concerned about the increase in traffic along Islington and Coronation Roads. The increased traffic will make it even more difficult to safely cross the road to Crosby village and Sainsbury's for elderly vulnerable people.

<i>J. Hayward</i> Flat 52.	<i>D. J. Martin</i> 43.
<i>J. Glegg</i> FLAT 41.	<i>Olivia McKevitt</i> FLAT 12.
<i>M. Brownrigg</i> FLAT 14.	<i>J. Bamber</i> Flat 24
<i>S. Rice</i> FLAT 20.	<i>H. A. Saxby</i> Flat 19
<i>Pam Fields-Mon</i> Flat 35	<i>J. Lovelady</i> Flat 2.
<i>Joan Wright</i> FLAT 3	<i>J. Rylyg</i> Flat 5.
<i>E. Davies</i> " 51	
<i>D. O'Hara</i> Flat 33	
<i>B. B. Goullouern</i> Flat 27	<i>H. Mearns</i> FLAT 43

PTO.

*(MS)*

SEFTON COUNCIL

20 APR 2010

REGENERATION BSU

Flat/Address	Name
29 Sandalwood	B. M. Maddocks
FLAT 1.	D. J. Smith
FLAT 1	M. Smith
FLAT 25	B. F. Barnett
FLAT 37	K. Webb
FLAT 10	P. M. CORNER
Flat 6 Sandalwood	J. M. Taylor
Flat 19	D. Hulph
47 St Lukes	C. Jones
FLAT 31	W. Gass
FLAT 2 Linfold Gr. Alex Rd Crosby	G. Jones
15 Mearns Rd	P. Littlehall
<del>26</del> 26 Sandalwood	J. Pittard
22 SANDALWOOD	J. Maddocks
42 SANDALWOOD	L. E. Owen
32 ASES PARK	G. Simons (A. LINDEN)
FLAT 24	Flat 24 Office
3 Brownmore Close 123	Close Holland
7 Sandalwood	Close Holland
FLAT 44 41-42/43/44	
Flat 19 Sandalwood	Mrs V. A. Sarsby
FLAT 56 SANDALWOOD	Bob Parry
Flat 11 SANDALWOOD	K. Sweeney
23 Glen Rd EHU5 9AY	V. M. Pitts
FLAT 36	V. Lennon
22 BARNHART L16 5ES	M. Lennon
3 Chelmsford L23 4AQ	D. Brown
E. Hulph	Flat 15 Sandalwood
40 Roseme L23 0UR	P. Evans
FLAT 27 SANDALWOOD	A. J. Hill

## Petition To Speak At Planning Committee

You have recently submitted a petition to the Planning Department of Sefton Council regarding planning application:

Site Address: MOOR LAKE  
CROSBY VILLAGE

Application Number: S/2010/0350

Would you please confirm whether or not you wish to address a Planning Committee

Yes

No

If you intend to speak, the petition must be signed by 25 Sefton residents and be supported by a Councillor. Please give the name of the Councillor submitting your petition.

This petition is being submitted by Councillor PAULA PARRY.

We will also need to contact the person intending to speak at Committee. Please confirm the following details:

Name CATHERINE CADDICK.

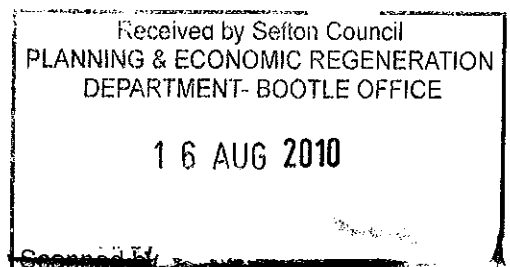
Address 13, LIVERPOOL RD  
CROSBY L23 2SA.

Telephone Number 0151 924 3537

E-mail address cathead@hotmail.co.uk

Please return this form as soon as possible to:

Sue Tyldesley  
Planning Department  
Magdalen House  
Bootle  
L20 3NJ  
Fax: 0151-934-3587  
E-mail: [planning.dcsouth@planning.sefton.gov.uk](mailto:planning.dcsouth@planning.sefton.gov.uk)  
(for applications in the South area)



## Speaking at Planning Committee

You have confirmed that you wish to address the Planning Committee. In order to make as much information as possible available to the Committee members before the meeting, would you please complete this form and return it to the Planning Department at the address below.

Site Address: CROSBY VILLAGE.

Application Number: S/2010/0350

Your Name: CATHERINE CADDICK

### Summary of Main Issues of Case

Please outline the main points you wish to draw to the attention of the Committee:

SAINSBURY'S LARGER STORE WOULD BRING IN MUCH NEEDED FOOTFALL TO CROSBY VILLAGE. DUE TO THE EXTRA VARIETY OF GOODS THEY WOULD OFFER. I.E. CLOTHING, HOMEWARES, LARGER VARIETY OF GROCERIES.  
THIS WOULD I BELIEVE BRING IN OTHER MUCH NEEDED INVESTMENT, FROM OTHER BIG NAMES. AGAIN RESULTING IN  
**Additional Supporting Information** HIGHER LEVEL OF FOOTFALL

Please attach any supporting information eg photographs. This will be circulated to members of the Planning Committee prior to the meeting. Please note that this will be reproduced in an A4 black and white format.

New information should not be circulated on the night as there will not have been sufficient time for Councillors to consider it.

Please return this form by 10am the Monday (Tuesday if the Monday happens to be a Bank Holiday) prior to the Committee meeting to:

Sue Tyldesley  
Planning Department  
Magdalene House  
30 Trinity Road  
Bootle  
L20 3NJ  
Fax: 0151 934 3587  
E-mail: [planning.dcsouth@planning.sefton.gov.uk](mailto:planning.dcsouth@planning.sefton.gov.uk)

Received by Sefton Council  
PLANNING & ECONOMIC REGENERATION  
DEPARTMENT- BOOTLE OFFICE  
16 AUG 2010  
Scanned by

If you have any queries regarding this form or the Committee procedures contact the Committee Clerk, Ruth Appleby, on 0151 934 2181.

\* ANOTHER VERY IMPORTANT POINT IS THE BENEFIT OF A FRESH, CLEAN ENVIRONMENT, WHICH CROSBY VILLAGE IS IN DIRE NEED.

We the undersigned would like to put forward our support, for the New Sainsbury's store in Crosby Village

NAME.	ADDRESS	SIGNATURES
E. PLANNICK	107 RIMROSE VALLY DR L25 9JR	
SKEEHY	11 PARKBOVEN MAGNOLL LIVERPOOL	
S. KOOKEY	58 PARK AVE ROUTE L20	
B. KEY	8 GARTH COURT WATERLOO	
I. KEARNEY	8 GARTH. CUM WATERLOO	
S. RYAN	58 FORTSTAY CROSSBY	
M. REGAN	27. REGINA AVE - WATERLOO	
S. CAMPBELL	53, Alexandra Rd. Crosby.	
S. BUCK	12 Bluck St Waterloo	
V. HANCOCK	21 HIRSALE CLOSE CROSSBY	
A. EVANS	62 NETHERTON PK LUTHERTON	
H. STOFFORTH	226 MOOR LANE, CROSSBY	
E. PALIN	37 HEXHAM CLOSE NETHERTON LIVERPOOL	
D. LEE	11 Woodend Ave Crosby	
S. WISSER	229a DENBY RD BOOTH	
D. Shelburne	68 Chesterfield rd, Crosby	
Kevin Hillhouse	8 MOORFIELD RD CROSSBY	
Joseph King	39 LINACRE LANE BOOTH	
Emy Culhan	40 Thorndale Road, Waterloo	
P. EDWIN	7 WYLVA AVE CROSSBY	
ya Blower	42 Endsleigh Rd Crosby	
Sarah Pedley	50 Thorndale Rd, Waterloo	
Mark Smith	6 VALLEY Close Liverpool Crosby	
Mike Sampson	68 Gilmanin Crno. Liverpool L6 1EA	
B. Almond	17 Wortley St Liverpool L22 6QU	
K. HUMPHREY	18 FIR RD WATERLOO, Lpool L22 4QL	
J. DWELL	35 GREEN Park Booth L30 7PP	
S. SWEETBY	19 MILLER AVE	





**From:** jamie scott <jamiethomasscott@googlemail.com>  
**To:** <planning.department@planning.sefton.gov.uk>, Steve Faulkner <steve.faul...>  
**Date:** 17 August 2010 07:57  
**Subject:** petition supporting info electronically....  
**Attachments:** Sainsbury's vision for Crosby.pdf; 3 Similar Entrance to what Sainsburys propose for Crosby - from Sainsburys in Sheffield.jpg; 5 Glenn's Buildings Sainsburys want to demolish.jpg; 6 ..which includes Satterthwaites in business since 1936 - Sainsburys will demolish.jpg; ABetterCrosby 12th August 2010.docx; Colne Sainsbury's.bmp; Community vision for Crosby.pdf; Glenns old.jpg; Glenns old 2.jpg; Glenns old 3.bmp; Sainsburys Letter 29 July J King.pdf ; sefton sustainability framework.pdf

Dear Planners,

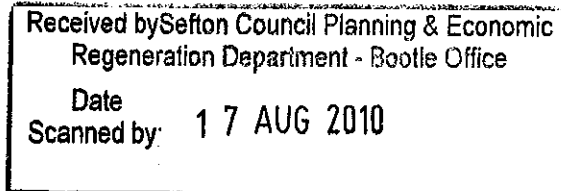
Following submission of our petitions on Friday morning, I was requested to provide the supporting information electronically - so here it is.

Additionally I have a letter asking for me to confirm what my key objections are, and to confirm by Tuesday lunchtime - i reply by this email - my objections relate to the proposals not complying with either the current UDP or emerging, Core, Policies.

Regards

Jamie Scott

ja



# Petition for representation at Planning Committee

## for **ABetterCrosby**

Jamie Scott of 2 Marine Terrace, Waterloo, Crosby or a substitute, has been endorsed by Cllr Peter Papworth and received the support and signatures of 25 residents, below, of Sefton Borough Council to speak at whichever Planning Committee meeting determines application S/2010/0350 for a new Sainsbury's store in Crosby Village.

Endorsement of Councillor <i>(see overleaf)</i>
Cllr Peter Papworth

Resident's Name (print)	Signature	Address
1 MARY EARNshaw	<i>M. Earnshaw</i>	18 ROSSETT RD: L23 3AW
* 2 LARRY BARHAM	<i>Larry Barham</i>	18 ROSSETT RD L23 3AW
3 DEBRA WALSH	<i>D. Walsh</i>	29 ROSSETT ROAD CROSBY. L23 3AN.
4 STEPHANIE DUNNING	<i>Stephanie Dunning</i>	20 ROSSETT RD L23 3AW
5 IAN DUNNING	<i>Ian Dunning</i>	20. ROSSETT RD L23 3AW
6 Imant golfermo	<i>Imant</i>	37 Rossett Rd. L23 3AN
7 Donna	<i>Donna</i>	37 Rossett Road.
8 DAVID LLOYD	<i>D Lloyd</i>	31 ROSSETT ROAD L23 3AN
9 PATRICIA LLOYD	<i>P Lloyd</i>	31 ROSSETT RD L23 3AN.
10 COLIN WALSH	<i>Colin Walsh</i>	29 Rossett Rd L23 3AW
11 GEORGEY KENT	<i>Georrey Kent</i>	16 Rossett Rd - L23 3AW.
12 T M GEACH	<i>T M Geach</i>	22 Rossett Rd L23 3AW.

\* Resident + council tax payer but not on electoral register as he is a US citizen with permanent resident status.

TB.

13	Nik Wachsmann	<i>Nik Wachsmann</i>	22 Rossett Road L23 3AW
14	Stuart Lloyd	<i>Stuart Lloyd</i>	31 Rossett RD, L23 3AW
15	J. MARSHALL	<i>J. Marshall</i>	<del>142 College Rd L23 3DP</del> 1 MIDLOTHIAN DRIVE L23 3AL
16	A. Maronau	<i>A. Maronau</i>	1 MIDLOTHIAN DRIVE L23 3AL <del>142 College Rd L23 3DP</del>
17	<i>P Bennett</i>	P Bennett	7 THE CLOSE L23 3DB
18	B. Rawlinson	<i>B. Rawlinson</i>	16 Ince Ave L23 7XF
19	D.S. CORBETT	<i>Susan Corbett</i>	37 LYDIATE PARK L23 1XL
20	J. INMAN	<i>James Inman</i>	22 ANHRALE ROAD L22 9QU
21	G. J. GRIBB	<i>G. J. Gribb</i>	37 LYDIATE PARK L23 1XL
22	D. HARRISON	<i>D. Harrison</i>	9 Lismore Court L23 8SE
23	M.A. Hughes	<i>M.A. Hughes</i>	12. Abbotsford Road L23 6UX
24	<i>P. Bennett</i>	<i>P. Bennett</i>	7 THE CLOSE L23 3DB
25	Bh Bates	<i>Bh Bates</i>	199 The Northen Rd.
26.	D. McKillop	<i>D. McKillop</i>	27 Rossett Road L23 3AW

I endorse this petition

*P. Bennett*  
(P. R. APWORTH)  
CLR

Application - 5/2010/0350.

Papers submitted by ABetterCrasby

- A<sub>1</sub>, A<sub>2</sub>. Counter Arguments to Justification
- B Sainsbury's Vision for Crasby
- C Precedent Images
- D Glenns Building
- E Seton Council's Sustainability Appraisal
- F Our Community's own vision for Crasby
- G Sainsbury's letter
- H Schedule of Affected Businesses.

**ABetterCrosby** 12<sup>th</sup> August 2010

Counter arguments to the Justification for Approval by Case Officer for Application s/2010/0350

**In General**

ABetterCrosby (ABC) welcomes attempts to attract investment into and the regeneration of the Crosby Village Centre and is not opposed to the principle of new retail development. However, we are concerned about the scale and nature of the current proposals and whether they will contribute to the long term enhancement and success of the centre. Overall, we feel that this will not be the case and an opportunity is being lost to repair past mistakes to create an attractive truly sustainable centre reconnected to surrounding areas. In particular we would draw your attention to the following matters which we feel have not been adequately addressed in the Council officers' Committee report:

**Compliance with Policy**

In strategic terms the proposals are compliant with national and local policy being located within an established district centre. The issues are, therefore: 1) whether they are proportionate to the size of the centre; 2) whether they are appropriate to the character of the centre; 3) whether they will aid the long-term regeneration and development of Crosby centre. ABC's view is that they are not and are a missed opportunity to think carefully about the future of Crosby Village where further development can be carefully integrated into the centre in a way which helps repair the damage caused by insensitive development and over-engineered highways built in the 1960's and 70's. Given that there are pressures for development and investment in Crosby centre, the Council has had the opportunity to manage the situation through the preparation of local policy advice, e.g. through a Supplementary Planning Document or Development and Design Briefs, with local community consultation and engagement. These would set out in a positive way the vision and objectives for Crosby centre and criteria against which to measure the scale and quality of new development proposals. Instead of reacting to proposals, the Council would, working with the local community, have set the agenda for the future of the centre. This would very much chime with the coalition government's emphasis on a new 'localism'.

**Sustainability**

Given that the application is within an established centre which is readily accessible by public transport, walking and cycling to local communities, ABC would question whether it is truly 'sustainable' to double the number of parking spaces associated with the development and so encourage more car journeys. Whilst some additional car parking might be appropriate, the sheer volume of parking currently proposed effectively drives the layout and nature of the scheme proposals and results in an insensitive form of development.

**Employment**

Whilst clearly a new larger superstore will employ more people, many of the jobs created will be part-time. The proposals will inevitably impact upon local businesses, in some cases directly because their premises will be demolished and in other cases through the possible diversion of trade. It is unclear as to whether existing businesses will be able to afford the rents of new units that will be

provided; the sheer range of goods the new store will sell, particularly of a non-food nature, will provide 'one-stop shopping' which will be difficult for independent traders to compete with. Yet no proposals are being put in place of a 'Business support' or of a 'town centre management' nature to help independent and local traders. There is little evidence that the proposals will result in the long term in an overall increase in the level of employment in the Village.

### **Design and Environmental Issues**

ABC welcomes attempts to improve the environment of the centre of Crosby, particularly the efforts to enhance the external elevations of the existing Sainsbury building. However, the proposals will result in the loss of some well-loved 1930's buildings (the Glenn Buildings and the block opposite) and the construction of a new store which will totally dominate the eastern end of Moor Lane. The store has a huge floor area and is elevated above car parking which emphasises its height. It is totally out of scale with other development in the centre and sits uncomfortably in the townscape. In appearance, it has little architectural merit. Indeed, it is more the style of design that one would find on a retail or employment park. It adds nothing to the character or quality of Crosby Village. The insensitive nature of the design does little to repair the damage done to the Village by the low quality development of earlier years.

### **Key Routes/Links to surrounding areas**

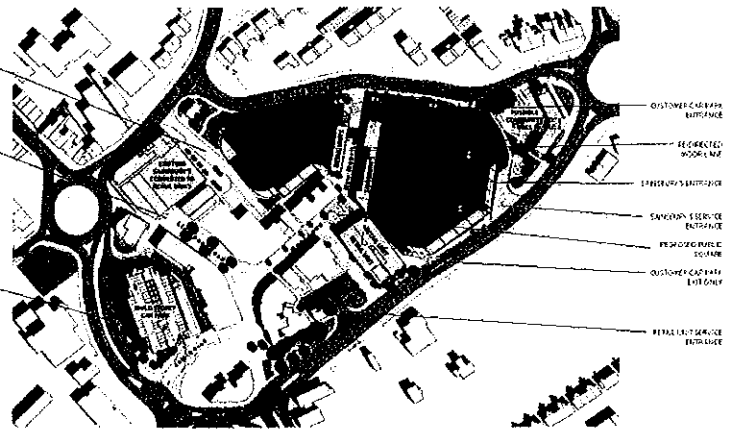
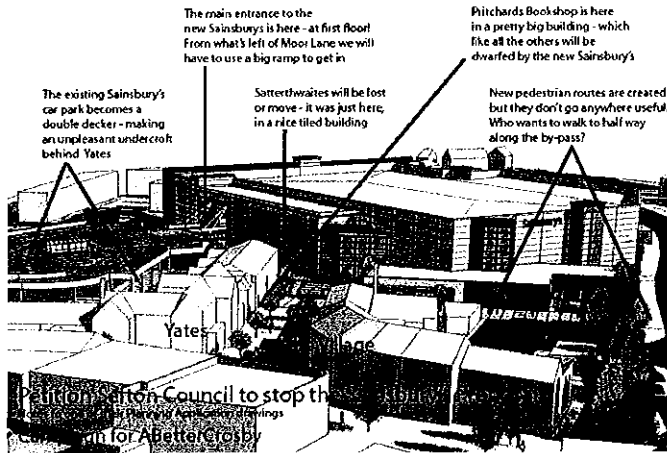
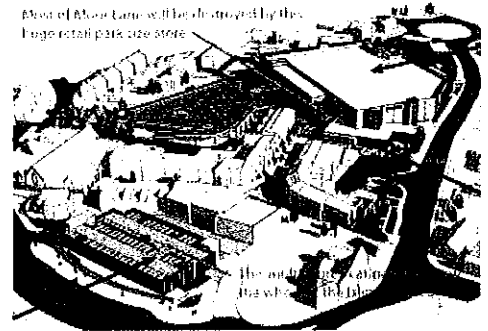
Crosby village centre in effect has an 'island location' being surrounded by large roads which cut it off from surrounding shops and residential areas, e.g. Cooks Road, Coronation Road, Liverpool Road, etc. The proposals do little to enhance the links with these areas. Indeed within the decking over of existing parking areas and the extensive 'blank' frontages to the new store building, the problem of the Village turning its back on its surroundings is compounded. The opportunity to reconnect the Village with adjoining streets and areas as was the case historically has not been taken and the domination of the over-engineered highway network around the Village remains.

In conclusion, we request that the Committee consider the points we make and either refuse the current proposals as they stand or defer the application so that further consideration can be given to more sensitive planning and future development of Crosby Village Centre, including the provision of a new foodstore.

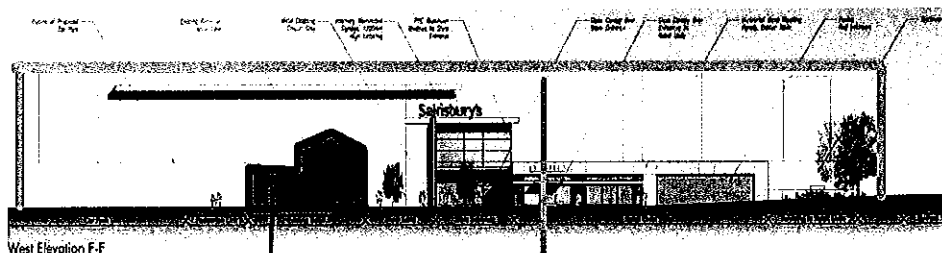
# Sainsbury's vision for Crosby Village

Our community group 'ABetterCrosby' is campaigning to make Crosby a nicer place for everybody, a vibrant village centre rather than the tired precinct it has become.

These images show what Sainsbury's want to do. We have different ideas - see our 'Community Vision'. If you have an opinion on the future of Crosby please get involved



Ground floor plan of Crosby Village with new store  
New Sainsbury's is above car parking show to east, at first floor, so nearly half of village becomes just parking at pedestrian, street level.



the size of Pritchards Bookshop on Moor Lane

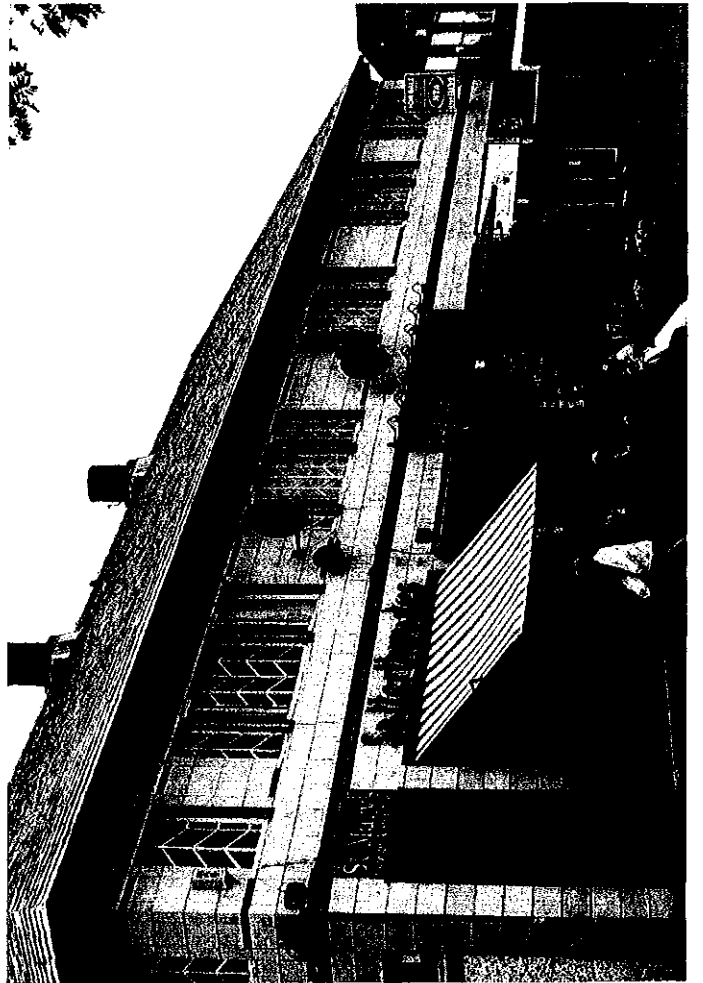
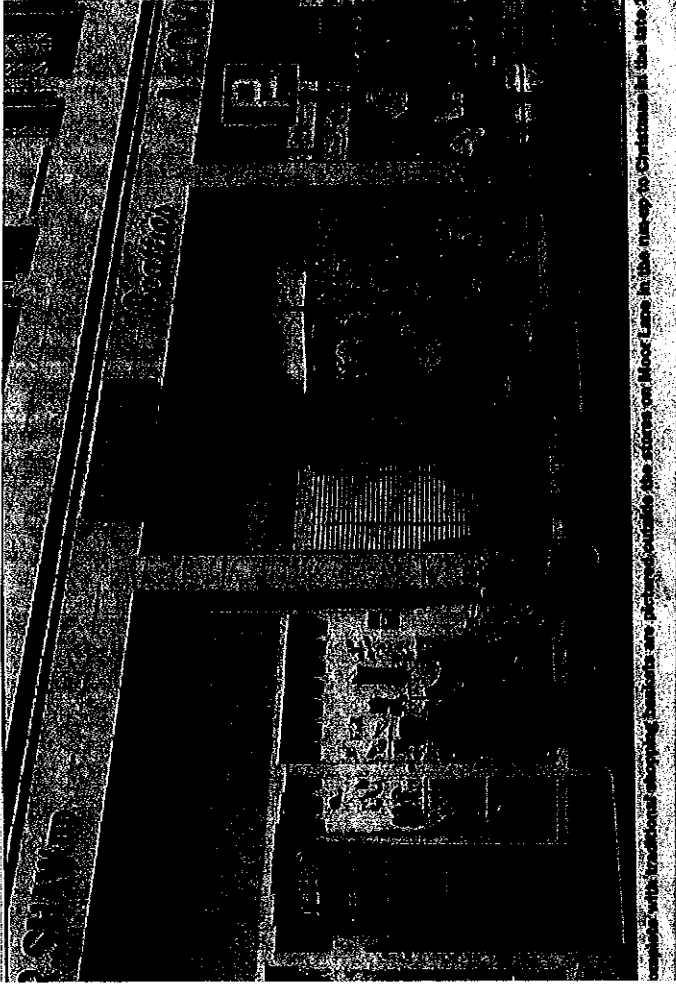
the size of the new Sainsburys

Size of Sainsbury's store compared to existing Moor Lane buildings  
Original drawing from Sainsbury's Planning Application Documentation

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NOTE - DOUBLESIDED DOCUMENT - E

# SEFTON COUNCIL'S OWN -

Sustainability Appraisal Framework				
Document/Action Appraised: <i>SAINSBURY'S</i>				
Department:				
Completed by: <i>A BETTER CROSBY</i>				
Date: <i>12/10/11</i>				
Sustainability objective	Score		Comment	
1 <b>More and successful businesses</b> Will it improve the competitiveness and productivity of business, help increase the number of new and expanded businesses and help to safeguard existing businesses by providing opportunities for future expansion or relocation?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/> N/A	* 
2 <b>Keeping local jobs and less unemployment</b> Will it help maintain high and stable levels of employment, increase employment opportunities and reduce long-term unemployment?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/> N/A	
3 <b>Thriving town and local centres</b> Will it enhance the vitality and viability of town and local centres?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/> N/A	
4 <b>Sefton as a great place to live, relax, work, and do business</b> Will it help develop and market the image of Sefton as a place to live, work, visit, enjoy and invest in, and for leisure, recreation and tourism?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/> N/A	*
5 <b>Better access to services</b> Will it improve local accessibility of goods, people, jobs, services and amenities, including publicly accessible open space?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/> N/A	
6 <b>Good, affordable housing</b> Will it provide good quality, affordable and resource efficient housing, and help meet an identified local housing needs (including renewal of the existing housing stock, addressing failing and unbalanced housing markets and providing housing choice)?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/> N/A	
7 <b>Quality new development</b> Will it help promote good design in development, respecting local character and adding local distinctiveness?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/> N/A	
8 <b>Reducing use of natural resources</b> Will it ensure energy, water and mineral resources are used prudently and efficiently and increase energy generated from renewable sources?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/> N/A	
9 <b>Less rubbish and more recycling</b> Will it minimise the production of waste and increase re-use, recycling and recovery rates?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/> N/A	
10 <b>Good water quality</b> Will it help protect, improve and where necessary, restore the quality of groundwater, inland, estuarine and coastal waters?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/> N/A	
11 <b>Good air quality</b> Will it protect, and where necessary, improve local air quality?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/> N/A	
12 <b>Restoring and keeping land quality</b>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/> N/A	

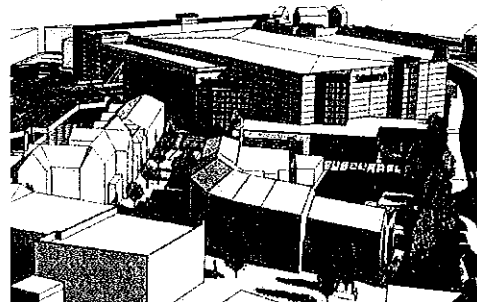
	Will it protect, manage and restore land and soil quality, including best and most versatile agricultural land, or help to reclaim derelict land, and develop brownfield sites and buildings and so minimise development on greenfield sites and urban greenspaces?					
13	<b>More walking, cycling and use of public transport</b>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	N/A	
	Will it help reduce the need to travel and improve choice and use of more sustainable transport modes?					
14	<b>Improving your environment</b>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	N/A	
	Will it help protect, manage and, where necessary, improve local environmental quality including graffiti, litter, noise issues, and to improve tree cover in Sefton?					
15	<b>Dealing with climate change</b>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	N/A	
	Will it help to mitigate and adapt to climate change, including flood risk?					
16	<b>Conserving nature - rare and special plants, animals and the places where they live</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	N/A	
	Will it protect, enhance and manage biodiversity, wildlife potential, the viability of endangered species, habitats and sites of geological importance?					
17	<b>Caring for Sefton's buildings and heritage</b>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	N/A	
	Will it protect, enhance, manage and encourage the adaptation and re-use of Sefton's rich diversity of cultural, built environment and archaeological assets?					
18	<b>Caring for the landscape</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	N/A	
	Will it protect, enhance and manage landscape character, quality and accessibility, including its historic, biological, geological and landscape features?					
19	<b>Reducing inequalities and increasing opportunities for everyone</b>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	N/A	
	Will it help reduce poverty and social deprivation and secure economic inclusion, and improve equity and equality of opportunity in relation to housing, employment, community facilities and services?					
20	<b>A safer Sefton, with less crime</b>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	N/A	
	Will it help improve safety and reduce crime, disorder and fear of crime?					
21	<b>Better health for everyone</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	N/A	
	Will it help improve health and reduce health inequalities?					
22	<b>Better education and training</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	N/A	
	Will help improve educational attainment, training and opportunities for lifelong learning and employability?					
23	<b>Community involvement &amp; a fair and robust society</b>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	N/A	
	Does it help support voluntary and community networks, assist social inclusion and ensure community involvement in decision making?					

our community's own.....

# .....vision for Crosby Village

Our community group 'ABetterCrosby' is campaigning to make Crosby a nicer place for everybody, a vibrant village centre rather than the tired precinct it has become.

Sainsbury's are proposing a new bigger store in Crosby Village. We support investment but their current proposals are not good enough for our community. They are proposing an out-of-town scale, huge, white retail shed, which would sit across Moor Lane and require the demolition of historic buildings. Their proposals would greatly increase traffic, damage local businesses and destroy the potential for Crosby to become a truly vibrant village centre with character. We have other ideas.....

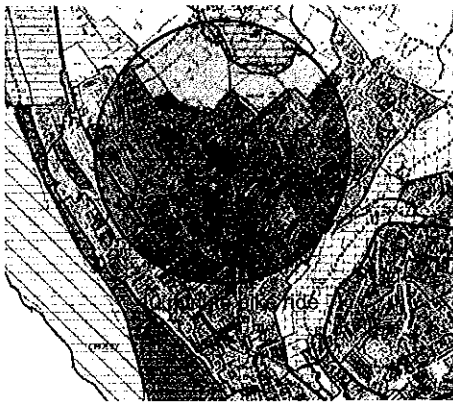


An image of the proposed new Sainsbury's from their Planning Submission documents

## our ideas include....



A diverse mix of independent local shops and services thriving in balance with an appropriately sized supermarket. 2 hours free parking to help local businesses, just like Formby and Maghull.



The enhancement of the historic buildings and townscape of Crosby Village, with new buildings of high quality design, such that the whole village engenders a sense of pride in the community.

Better access for pedestrians and cyclists into the village centre, especially from the local schools. Crosby Village as the hub of a safe cycling network connecting the beach, parks, railway and schools together.



Creating a popular district of cafes, restaurants and bars which builds on the current music scene to become a local visitor destination.



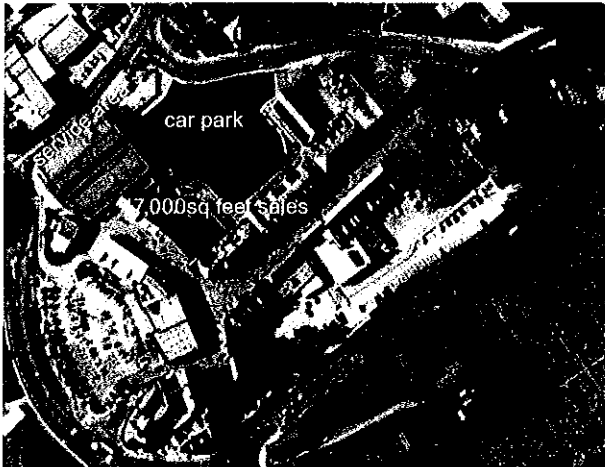
Better outdoor spaces where the whole community can come to meet, including a Bandstand as a focus for community activity and music.

## .....but how can we achieve this?

Sainsbury's want to invest in Crosby. Rather than allow their current proposals to proceed we are lobbying our Councillors to defer Sainsbury's Planning Application until they come up with a better solution for our community. To mend Crosby Village will take time and we also want the Sefton Council to complete a detailed vision for Crosby that everyone can work towards.

# Where to put a new, bigger, better, supermarket.....

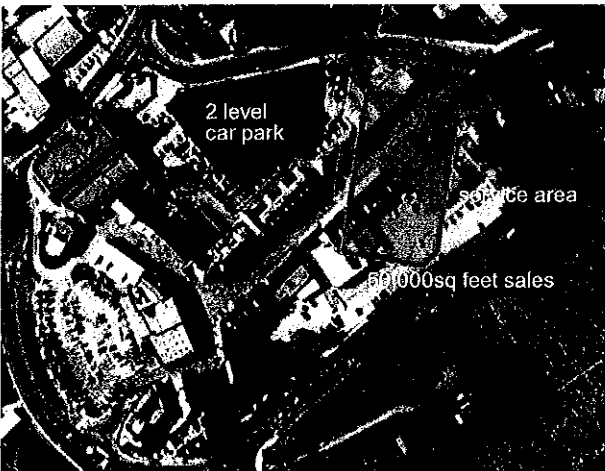
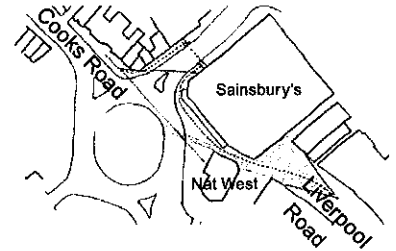
With a £1.6 billion national expansion programme Sainsbury's want to increase their selling space by 15% across the country. As a tiny part of this expansion they want to replace their existing Crosby store with one three times bigger. This would be 20% bigger than the ASDA in Bootle. Sainsbury's want a third of it to sell clothes, electricals, books, stationary and other stuff whilst also doubling the amount of food sales. We accept there should be a bigger supermarket, but the size they want is too big. Apart from being too dominant in comparison to local shops, it simply does not fit without destroying Moor Lane.



## The existing store

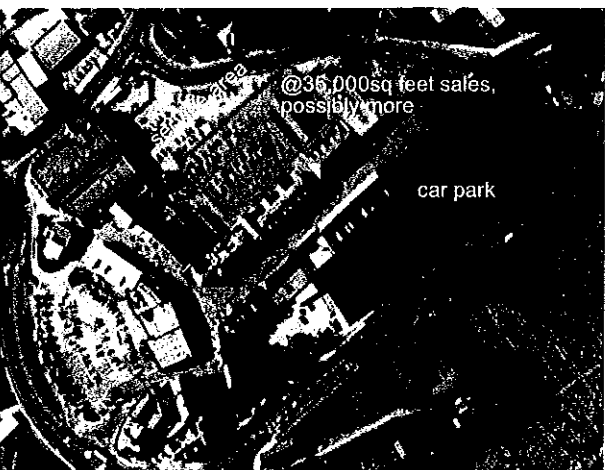
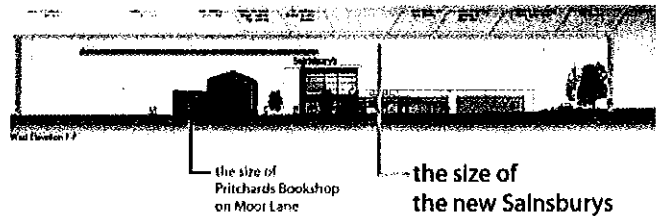
Although much bigger than any other building in Crosby it is made of brick with roof features which attempt to blend into the visual appearance of the village.

It blocks Liverpool Road off from Cooks Road, being built out into the road to get the size wanted. This isolates the shops of Cooks Road from the rest of the village and makes pedestrian access from Cooks Road and Manor Road more difficult.



## Sainsbury's Planning Application

Their current proposals destroy the historic character of the village by blocking the historic Moor Lane and demolishing the attractive Art Deco Glens Buildings. The store is so big as to require much more parking - the Richmond Road car park becomes 2 level and the supermarket is lifted to first floor, with more parking under it. This makes it even more out of scale with the historic village.



## Proposal for a better Crosby

There is enough space on the Richmond Road car park along with the demolition of the 1970's buildings at the top of Moor Lane to create a bigger better supermarket. It would have easy access for pedestrians and to the south eastern car park which would be enlarged. The historic buildings and character are kept. The supermarket entrances would make Moor Lane a much more vibrant street bringing people along it from the naturally busy Liverpool Road junction. Moor Lane would retain its open view -

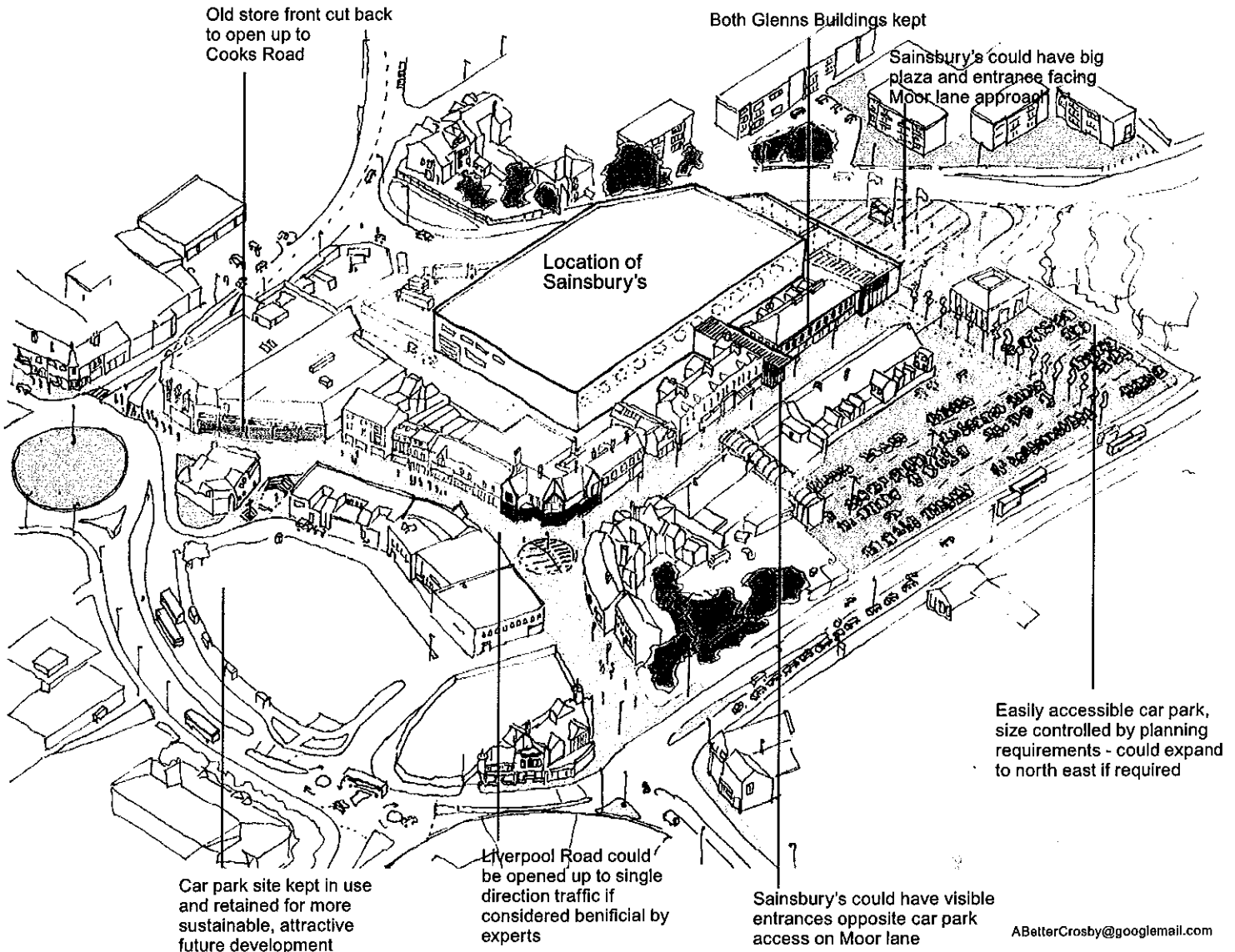


# Our proposal for a sustainable community centre

The sketch below shows our ideas for Crosby. It is only one suggestion, and there are other options and variations but we believe it provides a better solution for the local community, and for the creation of value, than Sainsbury's current proposals. We suggest something similar to this could be built.

In their Planning Submission Sainsbury's provided and reviewed a range of initial design options, and they included a sketch of a similar proposal to our suggestion. They highlighted a number of perceived drawbacks for their commercial operation and discounted it. We believe these issues should be carefully reviewed and think that most issues can be overcome. In particular Sainsbury's advisors thought the site too small. A separate expert report has noted that Richmond Road is actually too wide for the nature of its use. By narrowing it, additional land can be made available to Sainsbury's for development. This idea has not yet been considered by Sefton or Sainsbury's and could 'unlock' this option.

We are asking Sefton Council to finish producing a strategic vision for Crosby, which they started discussing in spring 2009. This very important piece of work is an outstanding part of a 'Development Framework' which the council are required to prepare by the Government. One part of it called a 'Core Strategy' and public consultations have been held to inform its objectives. We have included ideas from this consultation in our proposal.



Car park site kept in use and retained for more sustainable, attractive future development

Liverpool Road could be opened up to single direction traffic if considered beneficial by experts

Sainsbury's could have visible entrances opposite car park access on Moor lane

Easily accessible car park, size controlled by planning requirements - could expand to north east if required

... but everything costs money....

Part of Sainsbury's current Planning Permission 'deal' includes building a new multi-storey car park for Sefton Council, as well as a new community building to replace space lost in the historic Glens Buildings they want to demolish.

We don't think the new multi storey car park on Islington is necessary, as there is already a lot of traffic around the village and we want to promote a more sustainable future. We also want to keep the historic buildings, which add so much character to the village and are laden with memories for many people. A supermarket built on the ground, without car parking below and moving ramps to get in should also be cheaper to construct.

Taking all these items together should save money and allow Sainsbury's 'deal' to instead include improvement works to the wider village, which will benefit the whole community.

We all know there is a major recession with little, if any, public money available now.

Yet Crosby is an ancient place, recorded in the Domesday Book in 1086, and reflecting its history, it deserves a long term, confident plan, not an ill considered quick-fix. Having survived for 924 years Crosby deserves to survive this recession intact, and become once more the characterful, vibrant and useful centre the whole community really wants.

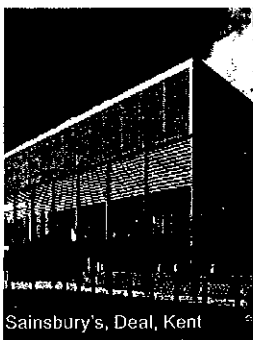


Sainsbury's claim their huge proposal is the only commercially viable investment option for them. We simply do not accept this.

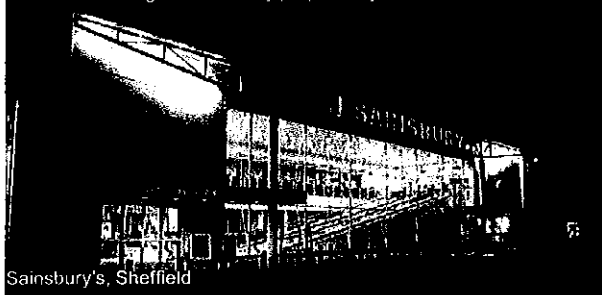
Supermarkets make huge profits from all different sizes of store, and the existing Crosby store makes double the profits usually anticipated for its size. Sainsbury's have said because the Crosby store is so congested people travel away to Formby. Logically, therefore, any enlargement which increases space and makes the store less congested will make in more popular and more profitable. Simply put, the bigger the more profitable, and what Sainsbury's are really saying is that their huge proposal is their most profitable option. Profitability is not a factor in Planning Policy and we want our Council to stand up to Sainsbury's, and secure a better deal for our community. There is plenty of Planning and Sustainability policy that supports them in achieving this.

## Sainsbury's can do it better

Experts have criticised the scale and white box design of the proposal considering its setting in an historic village. Sainsbury's use lots of different architects across the country. In Crosby they are currently using a firm who have built many supermarkets. Most of their designs are the big white box type, and this example (right) might be similar to what is proposed for our village with the ramps getting you up to the shop.



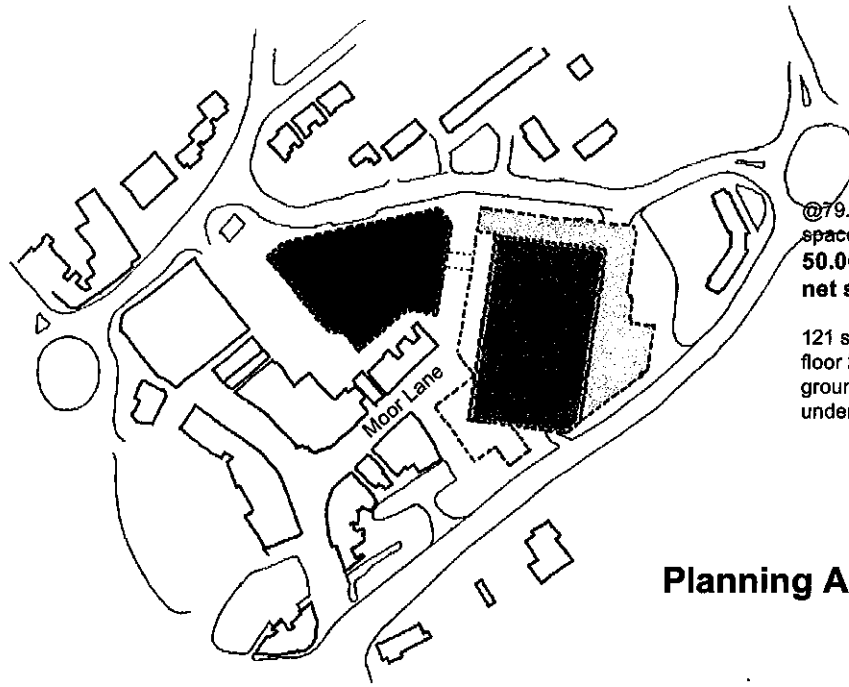
A similar building to the Crosby proposal by the same architects



Yet elsewhere Sainsbury's have used other firms which have produced these designs (left). The architects for these 2 different stores are widely respected and the firm's websites each state they have won 15 and 30 architecture awards respectively in the last decade. The website of the architects proposed for Crosby does not mention them having won any awards. Which architects are right for Crosby?

if you would like to know more about our campaign please contact us at [abettercrosby@googlemail.com](mailto:abettercrosby@googlemail.com) or find [abettercrosby](https://www.facebook.com/abettercrosby) on facebook and google

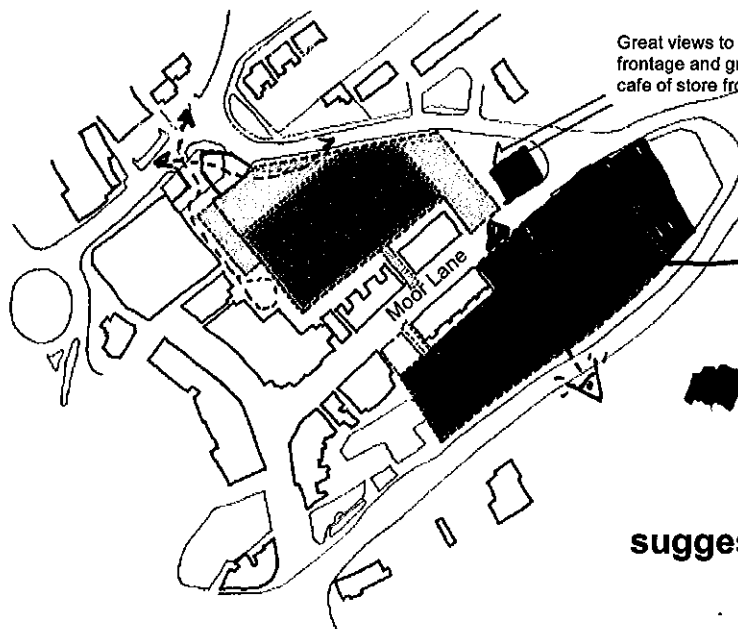
# Where to put a new, bigger, better, supermarket.....



@79.500sq ft footprint excluding space for moving ramp access  
**50.000sq ft first floor net sales**

121 space car park at same first floor level as store, 298 spaces at ground level below deck and to undercroft below store

## Planning Application



Great views to active frontage and ground floor cafe of store from road

@70.500sq ft footprint  
**@43.000sq ft ground level net sales shown**

@260 space car park at same ground level as store, possible enlargement to north east or with additional deck over

*locations for additional parking*

## suggestion of an alternative



**Justin King**  
Group Chief Executive

Sainsbury's Supermarkets Ltd  
33 Holborn  
London  
EC1N 2HT

Switchboard 020 7695 6000  
[www.sainsburys.co.uk](http://www.sainsburys.co.uk)

[REDACTED]  
De-Villier Avenue  
Gt Crosby  
Pool  
[REDACTED]

Thursday, 29 July 2010

Dear Mrs [REDACTED]

**Re. Sainsbury's development proposals, Crosby**

Thank you for your letter dated 3<sup>rd</sup> July 2010 regarding our proposals to build a store in Crosby.

Firstly, you say that supermarkets should be built on the outskirts of a town or on retail parks and in some circumstances these locations are suitable. However, Government policy places great emphasis on protecting town centres and that development should be in existing town and district centres first.

We know that many people who live in Crosby currently do their supermarket shopping in larger stores elsewhere. The current store struggles to provide the choice that people want and therefore they leave Crosby having a detrimental impact on businesses in the village.

By creating a larger Sainsbury's, providing a greater choice, we can help to keep people shopping in Crosby increasing the number of shoppers in the village to the benefit of every business.

In terms of square footage the store would be 50,000 sq ft, around the same size as the Asda at Bootle. The proposals also include 11 new shops, a new bus interchange, more car parking spaces for town centre shoppers and a new building for community uses.

I understand your concern about anti-social behaviour in the undercroft car park. Sainsbury's takes security very seriously and there will be measures in place to ensure that the car park would be well lit and safe for all customers.

The development would have a total of 628 car parking spaces; an increase of what is available at the moment. This should help to alleviate the problem of people parking on surrounding streets.

I appreciate your concern about noise from service vehicles and the service yard. It is proposed that the service yard is completely enclosed which will minimise any potential noise disturbance.

Registered office as above  
Registered number 3261722 England  
A subsidiary of J Sainsbury plc

G12

Thank you again for taking the time to write to me and I hope I have reassured you of our plans to build a supermarket in Crosby.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Justin King", with a stylized flourish at the end.

**Justin King**

A Better Crosby Schedule of affected businesses Last Updated 10 August 2010

Property Address	Property Owner	Owner address	Business Name	Business HQ address & tel	Owner/ senior manager in shop (& PERSON SURVEYED)	email	No of Staff in shop (demolition only)	How did they first understand size and implications of proposed developments?	When did Sainsbury's Reps first get in touch	When did Sainsbury's Reps last get in touch	Have they been asked by Sainbs if you want help with relocation	Do they want to stay in Crosby Village?	Want do they think best for Crosby - Option 1 or 2 Or other (see end schedule)
Due for Demolition			St Marys College Ass. Conservative Club										
17 Moor Lane	Sainsburys	Far away	Satterthwaites	51 Coronation Road, Crosby, Liverpool L23 5RE (0151) 286 9690	Roger Wilson		6				Yes	Yes	
			Blues Bar	924 3334		Bluesbar21@hotmail.com	12	When in Crosby herald			No	Yes	ABC
			Bambini										
			Golden City				2	ABC told him	Last year?	2 mths ago	No	Yes	ABC
			Vacant										
			Lloyds Pharmacy	924 3915	Mary Rimmer		6	Head Office 02476432400 no reply					
			Bet Fred	01925 734592			4	Head office no response	6mths ago	2 mths	No	Yes	ABC
a			Card Warehouse		Diana Adams		5	Crosby Herald	6 mths	NOT KNOWN	unsure	YES	ABC
			Claire House				22vol.		NO MANAGER IN -NOT KNOWN		No	Yes	ABC
			Post Office				4	Crosby Herald	Not known	Not known	Yes	Yes	ABC
			Vacant										
Sainsbury			Home Bargain	TJ(Tom) Morris HQ 0151 530 2920	Jane McDonald Manager		21	Roadshow	Hasn't contacted manager but may have contacted head office	na	na	yes	ABC
Sainsbury			Wynsors Local	932 9046	Mrs McGrath Manager		4	Approx 2 yrs ago when it was bought off previous owners	Ditto	Not her - maybe head office	Don't know	Probably not	1
Sainsbury			Status	931 3230	Steve Gillis	irock811@hotmail.co.uk	4	18 mths - rumours	NONE	NONE	NO	YES	Leave it as it is. Option 2 is at least a start

H2

Sainsbury	931 5252	Jacqui Auton	6	Roadshow	About 2 weeks before roadshow	NOT SINCE NB: SEE NOTE BELOW TABLE	NO	YES, definitely	Option 2 or other
Sainsbury	924 4281	Tony is manager							Refused to speak and was very abrupt
Sainsbury	Was closed								
Sainsbury	Her mother looking after shop wouldn't divulge anything!	Rebecca Molloy							
Sainsbury	07774 784987	George Knibb	2	About 3 years ago	About 18 months ago	Not since	Never	Yes. Has been unable to find any alternative though has asked.	ABC
Sainsbury	07850 216044 924 8778	Phil Yeomans - senior partner Derek Richardson - manager			Have not - shop has tried to contact Sainsburys by letter 3 times No response "A load of baloney"			Yes	NOT !! Village needs invigorating but not with something on this scale.
Sainsbury	ADD OTHER BUSINESSES ..	Only ask relevant questions - le not shaded out ones							
Sainsbury	In village								
Sainsbury	Cooks Road								
Sainsbury	Liverpool Road								
Sainsbury	Coronation road								

**Future of Crosby**

**Option 1** – Sainsbury's Current Plans

**Option 2** – Community Vision

**Option Other** -- Please describe!!

**Baristas** – Jacqui Auton: NB: Jacqui has been unable to pay her rent for months. She was told that the former agents would continue to collect rent on Sainsbury's behalf and has put aside the money regularly but despite phone calls, emails and recorded delivery letters has not only had no response but still no-one has collected her rent. She has kept all the evidence. I did hear reports that someone else had done the same thing but no-one else mentioned it.

Also points made repeatedly:

Sainsbury's is a business – it is Sefton council that has let the village down, repeatedly over the years.

H3

Business	Consultation/disruption	Parking	ABC/Sains plan?	Owner/contact
Maud smith Moor lane Independent Cards and gifts	No consultation with business or landlord about anything! Feels her business has not been represented or considered and could be threatened by larger sains selling similar	Would like 2hr free parking  Does not think multi storey parking would be appropriate	ABC	Mrs Doyle  No e mail
FinishingTouch Independent Moor lane Gifts/jewellery	No consultation about anything, very disgruntled about Crosby Traders not representing their views and fearful of surviving building disruption.	Would like 2hrs free and pay on exit if over run 2hrs	ABC	Derek Craven
Ian Scott Hairdresser independent	None	2hrs free	ABC	Ian Scott
Novio Independent Lpool Rd	Been informed about the application for temporary buildings	2hrs free	ABC	Julie Jackson



## Speaking at Planning Committee

You have confirmed that you wish to address the Planning Committee. In order to make as much information as possible available to the Committee members before the meeting, would you please complete this form and return it to the Planning Department at the address below.

Site Address: Sainsbury's 1-3 Liverpool Road, Crosby

Application Number: S / 2010 / 0350

Your Name: Mrs Jacqueline Auton

### Summary of Main Issues of Case

Please outline the main points you wish to draw to the attention of the Committee:

I will be speaking against the proposed plan, citing my main reasons as a trader within the village, and also as a local resident.

Apologies for the late submission. This letter only arrived in the post yesterday after 10am.

### Additional Supporting Information

Please attach any supporting information eg photographs. This will be circulated to members of the Planning Committee prior to the meeting. Please note that this will be reproduced in an A4 black and white format.

New information should not be circulated on the night as there will not have been sufficient time for Councillors to consider it.

Please return this form **by 10am the Monday (Tuesday if the Monday happens to be a Bank Holiday) prior to the Committee meeting to:**

Sue Tyldesley  
Planning Department  
Magdalene House  
30 Trinity Road  
Bootle  
L20 3NJ  
Fax: 0151 934 3587  
E-mail: [planning.dcsouth@planning.sefton.gov.uk](mailto:planning.dcsouth@planning.sefton.gov.uk)

Received by Sefton Council PLANNING & ECONOMIC REGENERATION DEPARTMENT- BOOTLE OFFICE  17 AUG 2010  Scanned by
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If you have any queries regarding this form or the Committee procedures contact the Committee Clerk, Ruth Appleby, on 0151 934 2181.

# Petition for representation at Planning Committee

14 AUG 2010

for

JACQUELINE AULTON of Cafe Barista..... or a substitute has been

endorsed by

Cllr P. R. PAPWORTH..... and received the support and signatures of 25

residents, below, of Sefton Borough Council to speak at whichever Planning Committee meeting determines application S/2010/0350 for a new Sainsbury's store in Crosby Village.

**Endorsement of Councillor**  
 P.R. Papworth (P.R. PAPWORTH)

**Signatures of 25 Sefton Residents in support**

Signature	Name	Address
B Sayer	B Sayers	2 Wembley Rd L23 0UH
C L Crosbie	C L Crosbie	6 Moor Drive Crosby
B PARKER	B PARKER	34 HARBORD RD L23 8QG
B King	B KING	10 CAMBRIDGE RD L23
L Goodheart	L GOODHEART	12 HARLECH RD CROSBY L23 6XA
D Jones	D. Jones	4 Kings road Crosby L23 7TW
A Wozna	A Wozna	9 ANTON COURT MARLIN L31 6EU
M Stout	M. STOUT	37 COPYLANE L30 8RB
M. S. FISHER	M. S. FISHER	7 YORK Rd
M. ALMOND	M. ALMOND	38 Gaywood Court, B'sands.
C. ALMOND	C. ALMOND	38. Gaywood Road 8 Sands
D SPICER	D SPICER	78 Holden Rd, Warlow
M. S. SYNGER	M. S. SYNGER	74 Waverstone Rd L22 6AP
PAT TURPIN	PAT TURPIN	2 KELVINSIDE CROSBY
KEA A. TURPIN	KEA A. TURPIN	" " "
L BURROWS	L BURROWS	19 ST LEONARDS CLOSE, NETHERTON
B Burrows	B Burrows	" "
H McInerney	H McInerney	15 Kings Road L23 7TN
FLAT 1011E	FLAT 1011E	7 Park View L22
Vicky Gillies	Vicky Gillies	7 Park View L22
Elizabeth Gillies	Elizabeth Gillies	7 Park View L22
SOWIA FHYNN	SOWIA FHYNN	11 Halsall Close Crosby
Raymond Collins	Raymond Collins	" " "
JOANIC COLLINS	JOANIC COLLINS	17 Pritchard Ave L21 1ET
G RADFORD	G RADFORD	6 Rosedale Ave L23
SHILLIS	SHILLIS	60 SEFTON ROAD L21

## Steve Faulkner

---

**From:** neil smith [neilsmithlpool@yahoo.co.uk]  
**Sent:** 16 August 2010 22:22  
**To:** Mike Booth; Susan Bradshaw; Owen Brady; Iain Brodie.Browne; Jim Byrne; Les Byrom; Anthony Carr; Kevin Cluskey; Linda Cluskey; Linda Cluskey; Gillian Cuthbertson; John Dodd; Alf Doran; Mark Dowd; Peter Dowd; Denise Dutton; John Fairclough; Maureen Fearn; Barry Griffiths; Carol Gustafson; Richard Hands; Patricia Hardy; Anthony Hill; Peter Hough; Geoff Howe; Bruce Hubbard; Anne Ibbs; Terry Jones; John Kelly; Doreen Kerrigan; Paul Larkin; Ian Maher; James Mahon; Clifford Mainey; Sylvia Mainey; James McGinnity; Sue McGuire; David Mclvor; Ian Moncur; Paula Parry; Brenda Porter; Haydn Preece; Carmel Preston; Libdems; David Rimmer; Tony Robertson; Simon Shaw; David Sumner; tattersall.david@btconnect.com; Andrew Tonkiss; Paul Tweed; Daren Veidman; Ron Watson; Frederick Weavers; Libdems; Mike Booth; Susan Bradshaw; Owen Brady; Iain Brodie.Browne; Jim Byrne; Les Byrom; Anthony Carr; Kevin Cluskey; Linda Cluskey; Linda Cluskey; Gillian Cuthbertson; John Dodd; Alf Doran; Mark Dowd; Peter Dowd; Denise Dutton; John Fairclough; Maureen Fearn; Barry Griffiths; Carol Gustafson; Richard Hands; Patricia Hardy; Anthony Hill; Peter Hough; Geoff Howe; Bruce Hubbard; Anne Ibbs; Terry Jones; John Kelly; Doreen Kerrigan; Paul Larkin; Ian Maher; James Mahon; Clifford Mainey; Sylvia Mainey; James McGinnity; Sue McGuire; David Mclvor; Ian Moncur; Paula Parry; Brenda Porter; Haydn Preece; Carmel Preston; Libdems; David Rimmer; Tony Robertson; Simon Shaw; David Sumner; tattersall.david@btconnect.com; Andrew Tonkiss; Paul Tweed; Daren Veidman; Ron Watson; Frederick Weavers; Libdems  
**Cc:** mbarber1977@btinternet.com; Steve Faulkner; jamie scott; cllrstevemcginnity@hotmail.com; Bill Esterson; Peter Papworth; jorawsthorne@hotmail.com  
**Subject:** Report S/2010/0350 – Sainsbury's 1-3 Liverpool Road, Crosby.  
**Attachments:** --static--hills\_bottom.jpg

Sirs

Re Report S/2010/0350 – Sainsbury's 1-3 Liverpool Road, Crosby.

I was hoping to speak at the meeting on Wednesday, however, my application was received too late for the planners to accept. It was hand delivered at noon on Friday instead of by 10:00 am.

I have now had the chance to look through the 98 page planning application noted above. I have also looked at the planning documents, photographs and drawings submitted by Sainsbury's. I am somewhat surprised to say that I haven't seen most of these before despite attending the road shows. The drawings on display at the roadshows gave no indication of the size of the current proposal. I wish to make the following comments relating to the above, to be considered and answered alongside the planning application.

1.11 . That you have received a range of responses to the plans, Some in support, Many against. With respect, Many implies more than some so we need to assume that Most are NOT in favour of the proposed design scheme.



**1.17** The scheme has been discussed in detail with the applicants who in turn have consulted widely with other interest groups – who are these groups who have been consulted widely?

**5.23** However, taking into account the respective low frequency of deliveries that the applicant indicates the store will generate, there are no alterations to the service arrangements required at this access. I will question this as being an accurate assumption. The store is going to be open 07:00 to 23:00 hours and there will be 12 deliveries a day. This is a large amount of deliveries. The store will also be used for the dispatch of Internet orders so how many dispatches will there be in day, this has not been addressed anywhere.

**5.28** A Residents Privileged Parking scheme will be necessary to safeguard against any exacerbation of the on street parking which takes place in the surrounding residential area. What type of scheme is being envisaged?

**5.29** The first phase will include surrounding residential roads, which have been identified as roads that potentially will be immediately affected by the proposed development. Which roads have been identified and will the restrictions be implemented as soon as construction work goes ahead?

**10.12** The applicant will be required to fund the implementation of a residents parking scheme, with provision for further review following store opening, through a Section 106 Agreement It should be emphasised that the agreement will not be required to cover the 800 metres surrounding the isochrones in full, these areas will be assessed and provision made within the 800 metres as appropriate. How will these areas be assessed?

**5.34** The maximum total of car parking spaces that the applicant proposes for within Crosby town centre is 628. This will have serious implications on noise levels and air pollution when combined with the emissions from the numerous deliveries.

**5.78** 7 of the accidents occurred at the Little Crosby Road/The Green/Alexandra Road/ Cooks Road roundabout.

**5.79** The analysis of the information would suggest that all of the accidents that occurred on the local highway network are as a result of human error. With respect most traffic accidents are as a result of human error. More cars means more drivers, means more human error.

## **6.29 DESIGN CONCERNS**

These are explained in full throughout the report but in short there are many varied potential design solutions that would vary in both character and merit. The chosen solution goes for a lighter contemporary approach which reflects a new chapter in Crosby's evolution. – Over 7,500 residents are telling you that they do not want this contemporary approach.

## **6.34 ROUTING AND TIMING OF DELIVERIES**

All noise within the service yard is attenuated and there is will be management of the yard to prohibit a series of activities overnight.

There is no reason to restrict hours of servicing. – What activities will be restricted? May I ask about Residents, is this not reason enough to restrict times of deliveries and again Internet deliveries from the store.

Whilst I was collecting my sponsorship to speak at the meeting, also endorsed by a councillor, I took on board the concerns of my neighbours.

The points people mentioned to me were as follows:

- The whole scale and design of the proposed development is way out of scale character of what Crosby residents want their Village to be.
- Currently DeVilliers Avenue is used as a 'free' car park for local shoppers and staff working in the local stores. I believe that the bigger the store the bigger the parking problem.
- Are Sainsbury's going to provide free parking for their staff? On Saturday alone I saw 6 Sainsbury's staff park in the road. Again more shops / bigger store more staff parking in the road.
- I believe that a full consultation process should be undertaken with local residents before any plans are approved.
- The parking issues will not simply commence when any new store open they will start as soon as demolition begins.
- By putting residents parking scheme at 800 meters simply pushes the parking problem further out.
- The multi storey car parks are of a great concern to many people. They are likely to become no-go areas in the evenings particularly for the more vulnerable in our community.

To the councillors of Sefton, who are able to influence the village for future generations, I ask you to listen to the community and defer this application for more consultation with the residents of Crosby.

Help the people who you represent, get the village that they want and need. 7,500 plus signatures against this proposal cannot be ignored.

There are residents willing to work with the applicants to provide a better Crosby with a more functional and acceptable development.

I thank you for your time.

Janet Smith.

# Petition for representation at Planning Committee

Wednesday 18th August  
@ 6:30 pm

## for De Villiers Avenue

Janet Smith or a substitute, has been endorsed by

Cllr Steve McGinnity and received the support and signatures of 25 residents, below, of Sefton Borough Council to speak at whichever Planning Committee meeting determines application S/2010/0350 for a new Sainsbury's store in Crosby Village.

Endorsement of Councillor			
STEVE MCGINNITY			MANOR WARD
Signatures of 25 Sefton Residents in support			
Signature	Name	House Number	Road.
G Flynn	CHRISTINE FLYNN	27	De Villiers Avenue
W J Flynn	WILLIAM FLYNN	27	De Villiers Avenue
R Flynn	RICHARD FLYNN	27	De Villiers Avenue
D Waddell	D. WADDELL	31	De Villiers Avenue
M Waddell	M. WADDELL	31	De Villiers Avenue
M Draper	M. DRAPER	33	De Villiers Avenue
C Brooks	CHRISTINE BROOKS	56	De Villiers Avenue
J Roberts	JOHN ROBERTS	56	De Villiers Avenue
J Robinson	JOHN ROBINSON	54	De Villiers Avenue
D Mackenzie	DONALD MACKENZIE	46	De Villiers Avenue
K Bateman	KAREN BATMAN	42	De Villiers Avenue
P Murphy	PHILIP MURPHY	42	De Villiers Avenue
J Malcolm	J. MALCOLM	25	De Villiers Avenue
G P Jackson	G.P. JACKSON	23	De Villiers Avenue
D J Jackson	D.J. JACKSON	23	De Villiers Avenue
G Pennington	G. PENNINGTON	40	De Villiers Avenue
R Pennington	R. PENNINGTON	40	De Villiers Avenue
J Pennington	J. PENNINGTON	40	De Villiers Avenue
A J Whitaker	A.J. WHITTAKER	38	De Villiers Avenue
A Whittaker	A. WHITTAKER	38	De Villiers Avenue
R Wehvar	R. WEHVAR	36	De Villiers Avenue
J Brooks	J. BROOKS	34	De Villiers Avenue
G Grant	G. GRANT	34	De Villiers Avenue
F Ramsay	F. RAMSAY	30	De Villiers Avenue
G Ramsay	G. RAMSAY	30	De Villiers Avenue
N Smith	N. SMITH	44	De Villiers Avenue

Received by Sefton Council  
PLANNING & ECONOMIC REGENERATION  
DEPARTMENT- BOOTLE OFFICE

13 AUG 2010

## Steve Faulkner

---

**From:** Pritchards-crosby [pritchards-crosby@zen.co.uk]  
**Sent:** 13 August 2010 15:19  
**To:** Steve Faulkner  
**Cc:** jamiethomasscott@googlemail.com  
**Subject:** Sainsbury application

Steve Pritchard  
Pritchards Bookshop  
13 Moor Ln.,  
Crosby

Dear Mr Faulkner

I am sorry that my application has been deemed too late I was told that the cut off time was 4.30!!

My objections are as follows

My shop is one of the last ones on Moor Ln not being demolished in the scheme and as such I will be paying high street rent & rates for what will for two years will be a lock-up in a building site. Any passing trade will dissappear and takings will fall to below a level that is sustainable. No compensation would be due from Sainsbury's or Sefton for what will be the ruination of my long standing business.

I could not figure out why Sainsbry's need a development of this size - then the penny dropped. If it looks like a duck & quacks it's a duck. This development looks like a warehouse on an industriaol estate because it is a warehouse. Sainsbury's will be using this site as the main hub for its rapidly expanding on-line business for the whole of North Merseyside. If Unipart or Honda wanted to build a massive distribution centre in the middle of this retail and residential area you would, quite rightly, give it short shrift. The supermarket element is disguising the main purpose of this development - planners must take this into account.

We have suffered at the hands of several mistakes by Sefton - the introduction of customer unfriendly Pay & Display parking instead of a customer friendly Barrier Parking scheme lead to a considerable drop in trade, and the granting of Planning Permission on the Central Buildings site has proved a major disaster to trade in Crosby Village. If this current plan is granted I can see little future for the existing traders on Moor Lane as we can not survive the redevelopment phase on a development of this scale.

A smaller development, in scale with the needs of Crosby, not the whole of North Merseyside, would be welcomed with open arms as it would be feaseable to trade through the redevelopment and there would be room afterwards for continuing development and improvement which would not be possible if this massive scheme goes ahead.

I feel that the consultation with traders has not been fully representative of the views of most of the traders only that of the Chairman of the Taders association.

I feel that the Road Show was misleading to the lay person as in none of the Artists Impressions of the development made clear the sheer bulk and size of the building. Like most people I am not used to interpreting Architects Plans and it was not till much later that the actual size of the development became apparent. If the later drawings had been available at the Road Show the reaction of the public would have been very different!!!

I am sorry that I am prevented from making these points in person but hope that the will nonetheless be taken into account

Regards

Steve Pritchard

# Petition for representation at Planning Committee

for

(931.1642)

STEVE PRITCHARD of PRITCHARDS or a substitute, has been endorsed by Cllr PETER PAPWORTH and received the support and signatures of 25 residents, below, of Sefton Borough Council to speak at whichever Planning Committee meeting determines application S/2010/0350 for a new Sainsbury's store in Crosby Village.

## Endorsement of Councillor

MARTIN BARBER

P. R. PAPWORTH (P. R. PAPWORTH)

## Signatures of 25 Sefton Residents in support

Signature	Name	Address
J.A. Hayden	J.A. HAYDEN	BROOKSIDE COTTAGE L234TR
M.F. Calverley	M.F. CALVERLEY	17 ESHE RD NTH L238UE
N. McEvilly	Natasha McEvilly	90 Alexandra Rd, Crosby
Hollie Blance	Hollie Blance	5 Dorbett Drive, Crosby L23 0RY
K. OUNES	K OUNES	Blues Barre Moon Lane
D. CRAVW	D. CRAVW	FINISHING TOUCH MOOR LANE
S. DOYLE	S. DOYLE	HANMARK SHOP
D. Richardson	D. Richardson	BEST DIV. LTD
M. KNIBB	M. KNIBB	SOFT SHOP MOOR LANE
STEVE GILW	STEVE GILW	STATU. MOOR LANE
H. LAU	H. LAU	27 MOOR LANE CROSBY LIVERPOOL L23
F. O'GHEA	F. O'GHEA	26 LOWER HEY
C. Jones	C. Jones	52 Seven Acre Rd
C.L. Crosbie	C.L. Crosbie	6 MOOR DRIVE L23
P. BRON	P. BRON	BETASEO MOOR LANE
S. CRITCHLEY	S. CRITCHLEY	73 CARRFIELD AVE Crosby
G. Alderwood	G. Alderwood	36 Whittemerson Dr Yghornston
M. EARNESH	M. EARNESH	18 ROSSETT RD L23 3BW
Halle O'Brien	Halle O'Brien	186 Hutton Hill L21 9LQ
M. J. Mitchell	M. J. Mitchell	68 Talbot Street Southport PR8 6LL
Olivia Isis Doyle	Olivia Isis Doyle	191 Moor Lane Crosby
G. O'NEILL	G. O'NEILL	16 Nolegoss
A. ORME	A. ORME	45 CORONATION ROAD - MARRIAGE
JANET WARNER	JANET WARNER	5 The Downs B/Sands Rd West B/Sands L23 7BS
FRANK HOUGHTON	FRANK HOUGHTON	16 Whittemerson One L23 0SB
PAULA JENKINS	PAULA JENKINS	32 Joseph Gordon Way L20 4XU

Received by Sefton Council  
PLANNING & ECONOMIC REGENERATION  
DEPARTMENT- BOOTLE OFFICE

13 AUG 2010

11-45

Scanned by



## Speaking at Planning Committee

You have confirmed that you wish to address the Planning Committee. In order to make as much information as possible available to the Committee members before the meeting, would you please complete this form and return it to the Planning Department at the address below.

Site Address: SAINSBURY'S, 1-3 LIVERPOOL ROAD, CROSBY  
AND LAND WITH CROSBY CENTRE.

Application Number: S/2010/0350 AND S/2010/1008,

Your Name: BOB MAY.

### Summary of Main Issues of Case

Please outline the main points you wish to draw to the attention of the Committee:

- \* SAINSBURY'S DEVELOPMENT PROPOSALS
- \* DESIGN PRINCIPLES AND FRAMEWORK
- \* CONSULTATION PROCESS.

### Additional Supporting Information

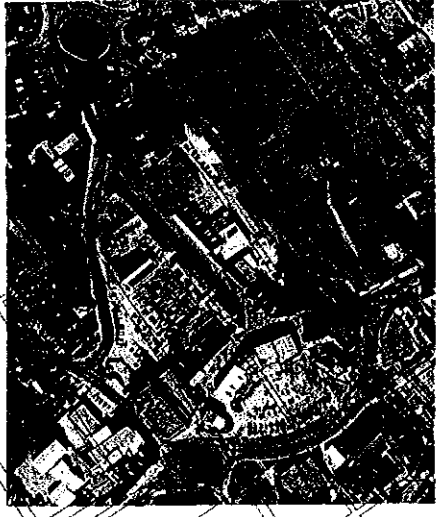
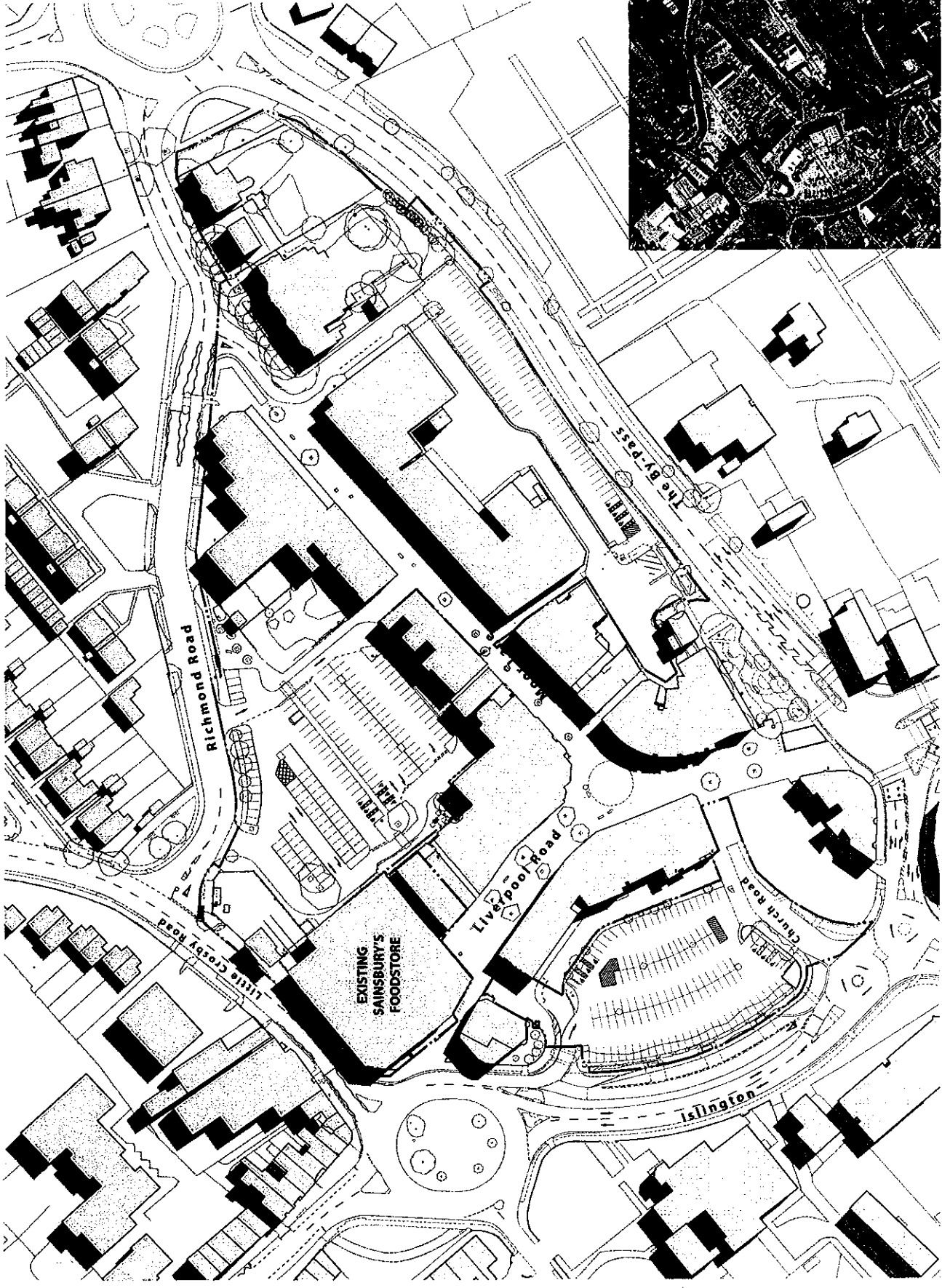
Please attach any supporting information eg photographs. This will be circulated to members of the Planning Committee prior to the meeting. Please note that this will be reproduced in an A4 black and white format.

New information should not be circulated on the night as there will not have been sufficient time for Councillors to consider it.

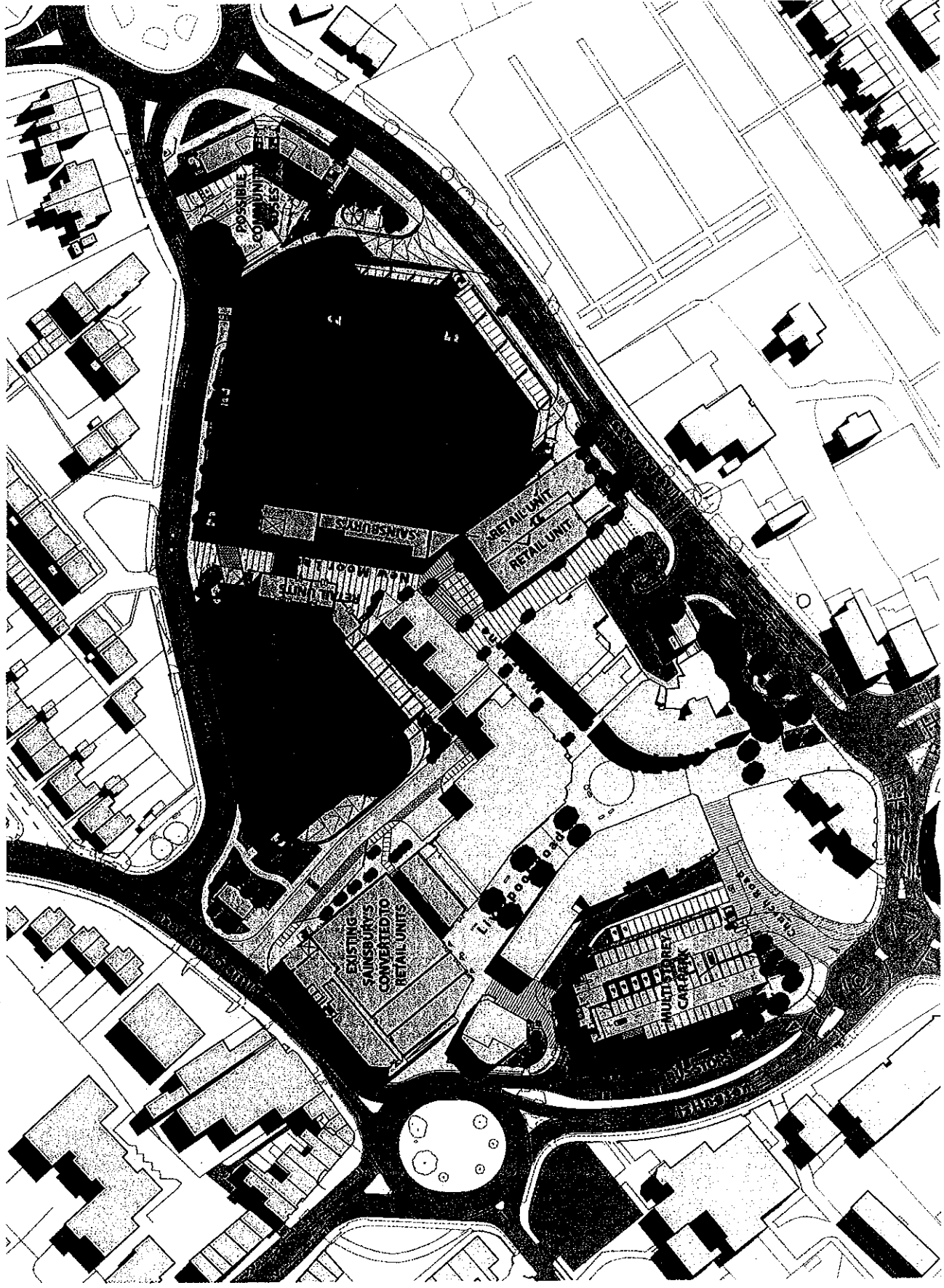
Please return this form **by 10am the Monday (Tuesday if the Monday happens to be a Bank Holiday) prior to the Committee meeting to:**

Sue Tyldesley  
Planning Department  
Magdalene House  
30 Trinity Road  
Bootle  
L20 3NJ  
Fax: 0151 934 3587  
E-mail: [planning.dcsouth@planning.sefton.gov.uk](mailto:planning.dcsouth@planning.sefton.gov.uk)

If you have any queries regarding this form or the Committee procedures contact the Committee Clerk, Ruth Appleby, on 0151 934 2181.





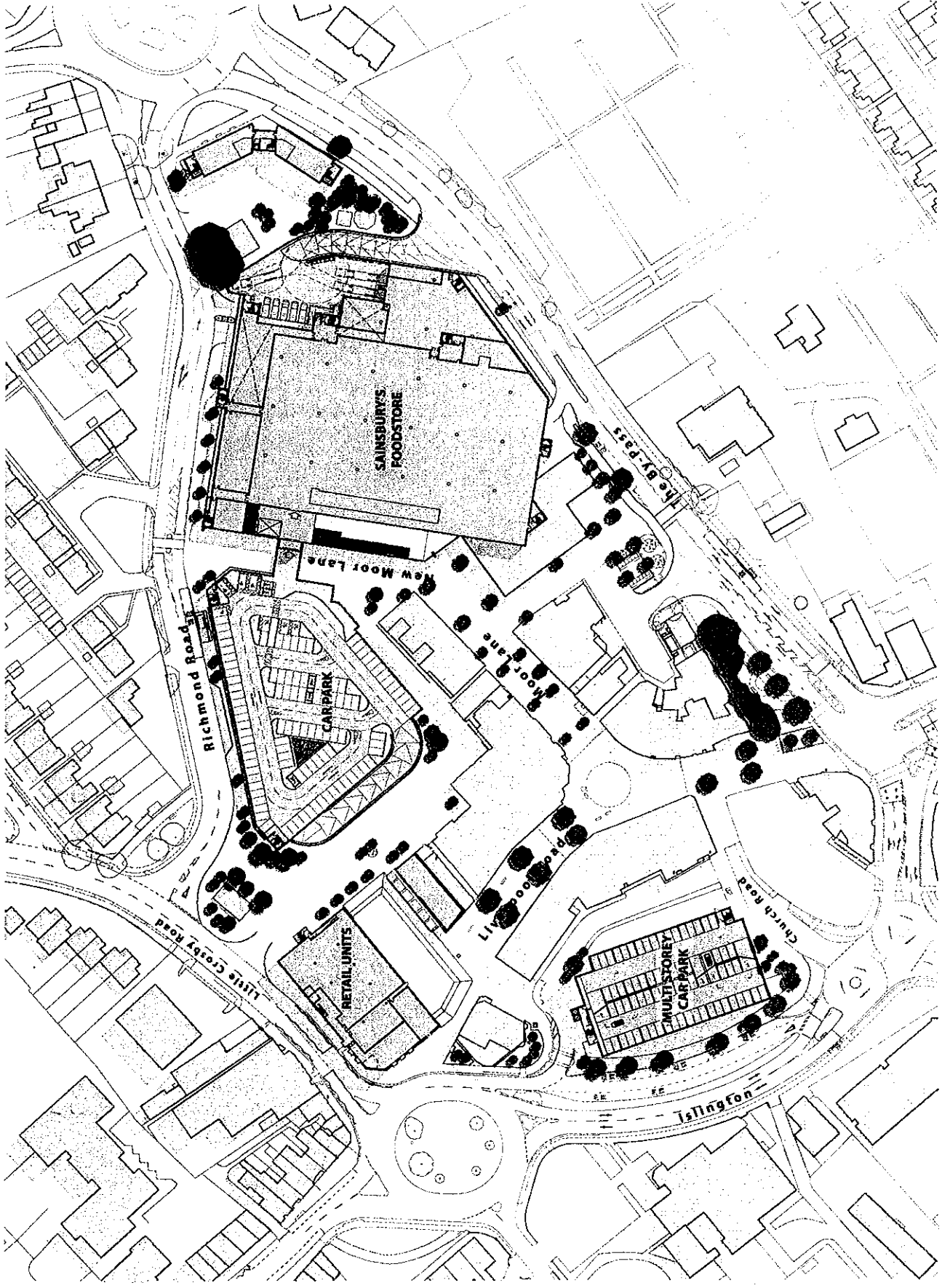


**SAINSBURY'S | CROSBY | LIVERPOOL  
PROPOSED SITE PLAN**

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17 Boonings Rd, Sheffield S10 2JZ. T 0114 266 8181 F 0114 266 6246 [www.hcd.co.uk](http://www.hcd.co.uk)  
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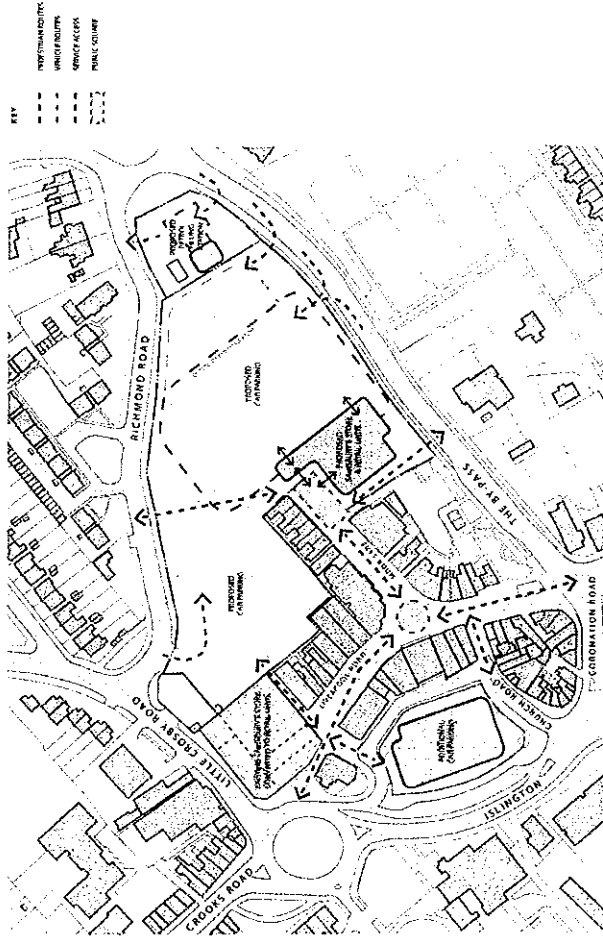
**SAINSBURY'S | CROSBY | LIVERPOOL  
PROPOSED FIRST FLOOR SITE PLAN**

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**Hadfield Cawkwell Davidson**

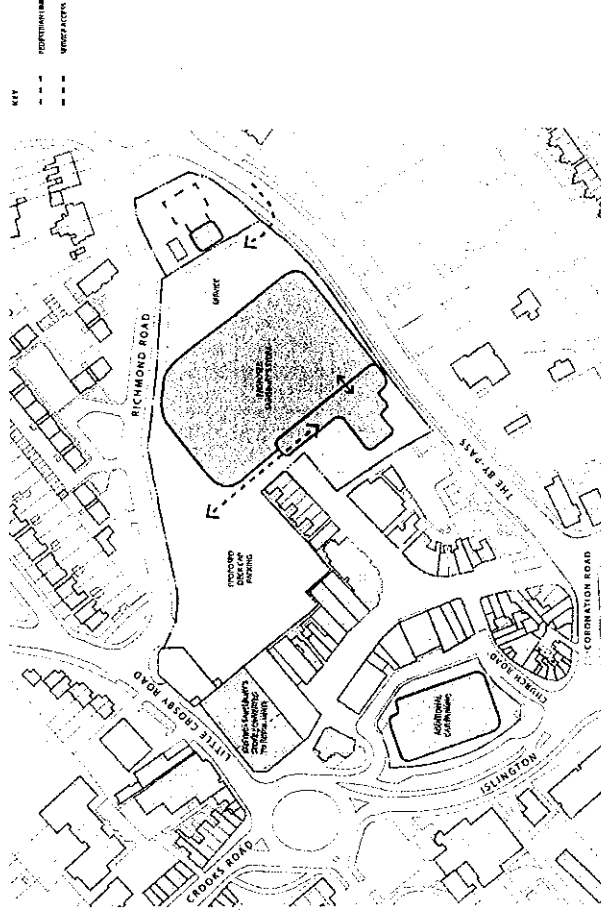
17 Brongrave Rd, Sheffield, S10 3LZ. T 0114 265 8181 F 0114 266 6146 www.hcd.co.uk  
Architecture | Landscape | Interiors | Urban Design | Urban Regeneration

The preferred option, presented at the Stage 1 Public Consultation, located the foodstore at the eastern end of Crosby between the bypass and Richmond Road.



### GROUND FLOOR

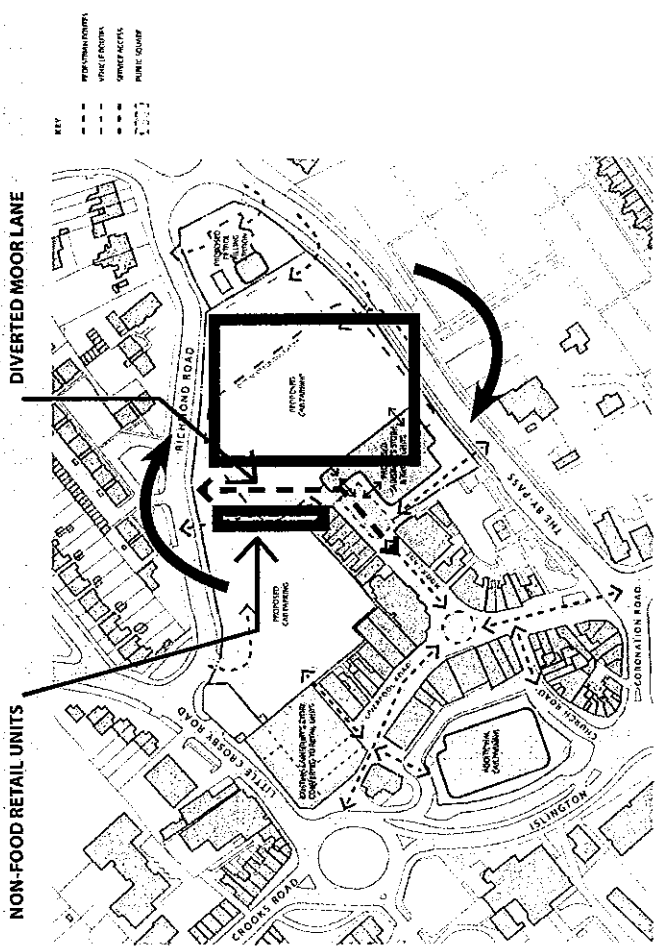
- Existing Sainsbury's converted to non-food retail units
- Multi-Storey car park on the Islington site
- New public square on Moor Lane



### FIRST FLOOR

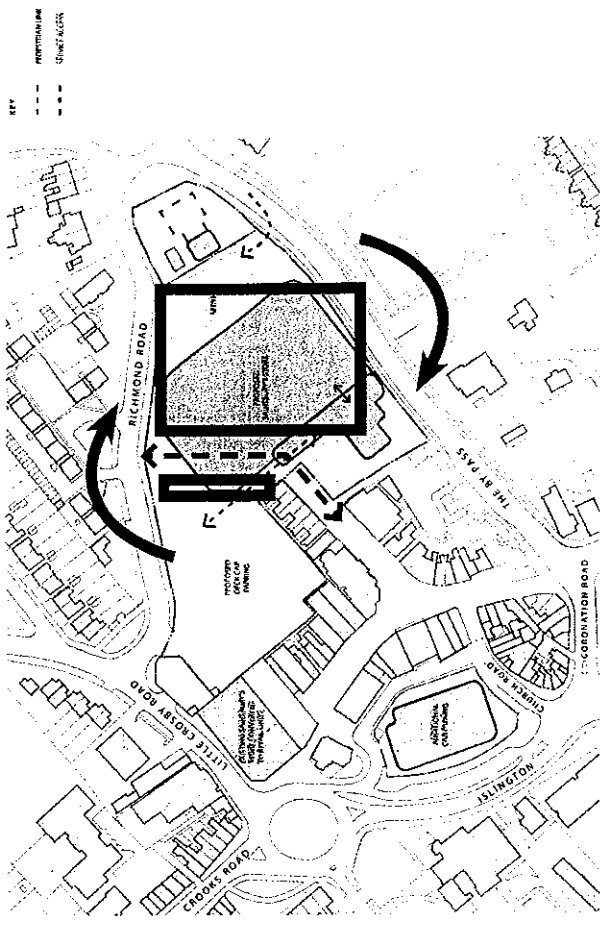
- New public pedestrian routes to Moor Lane
- New non-food retail units to the public square
- New Sainsbury's entrance from the new square. Food store located on the first floor, car parking on the ground level.

Following the first public consultation and continued design development with the Local Planning Authority, the scheme presented during Stage 2 of the Public Consultation incorporated the following amendments:

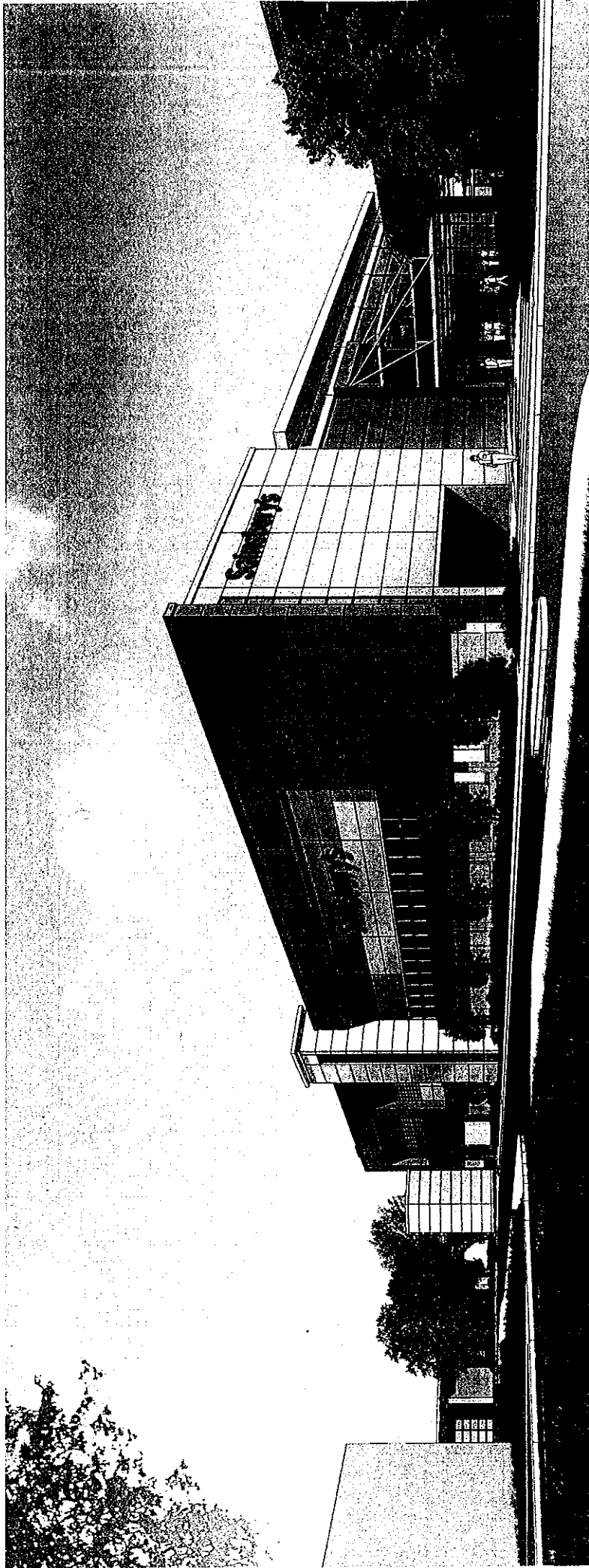


**GROUND FLOOR**

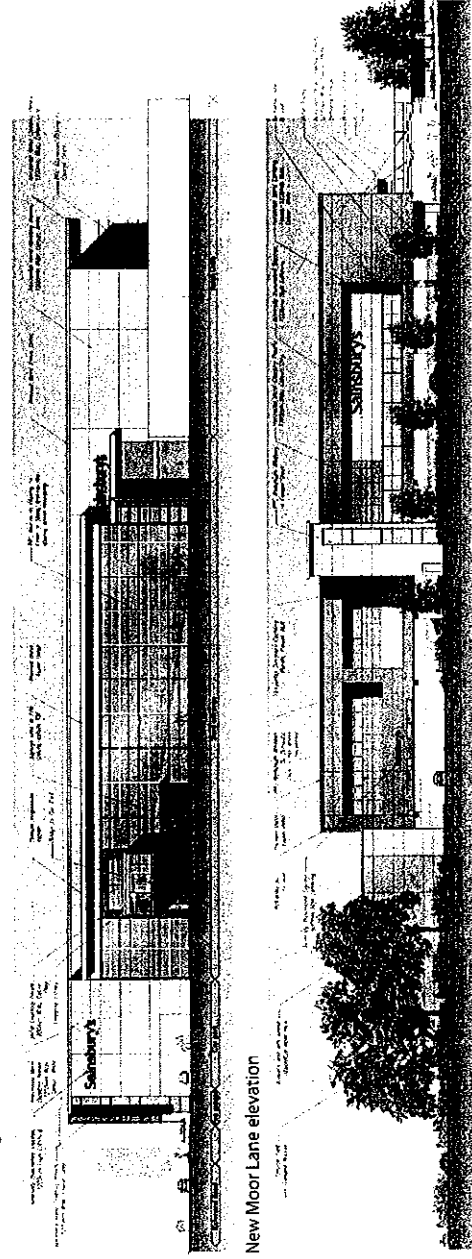
- New diverted route for Moor Lane between the new public square and Richmond Road
- Foodstore rotated to run parallel to Richmond Road
- Non-food retail units added to the western side of the diverted new section of Moor Lane



**FIRST FLOOR**

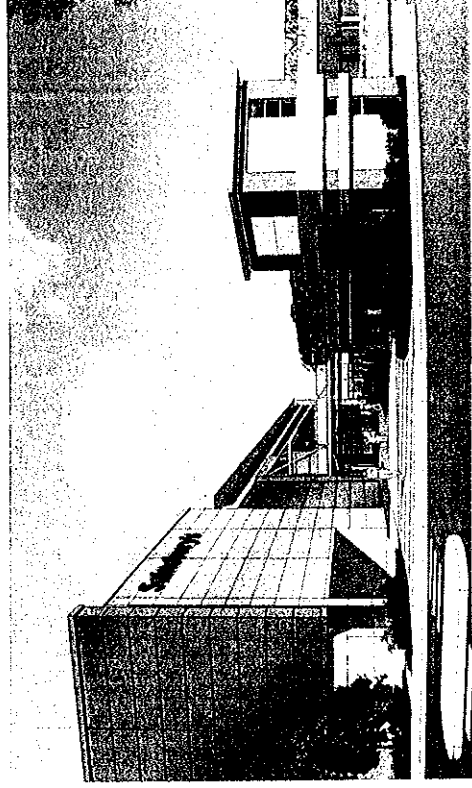


View east along Richmond Road



New Moor Lane elevation

Richmond Road elevation



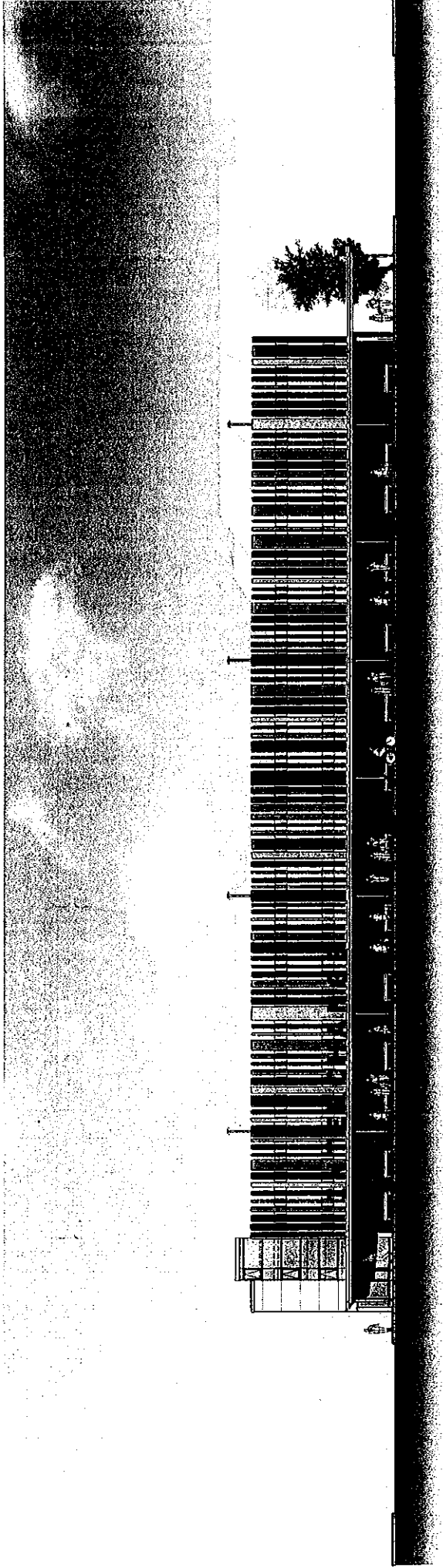
View towards New Moor Lane from Richmond Road

**SAINSBURY'S | CROSBY | LIVERPOOL  
PROPOSED SAINSBURY'S STORE ELEVATIONS & VISUALS**

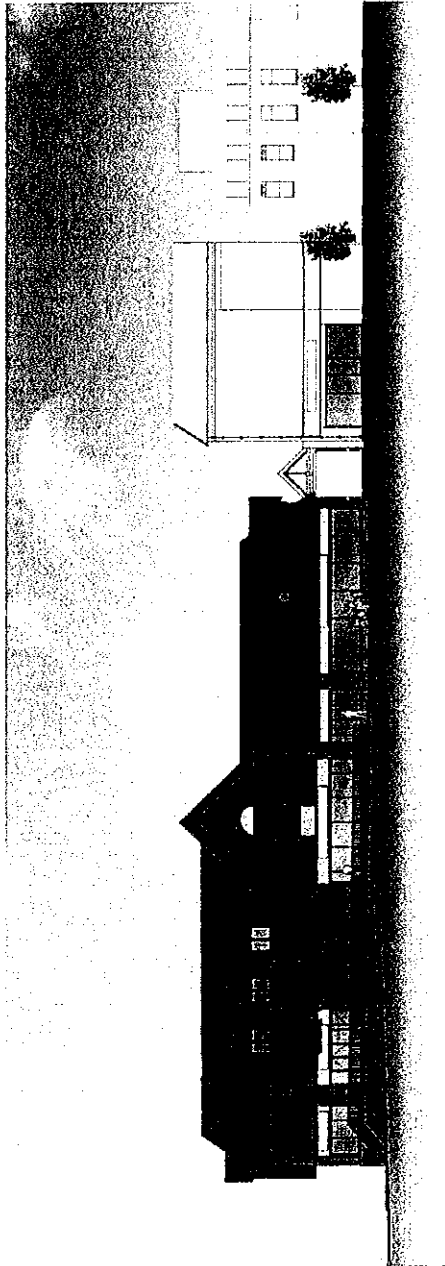
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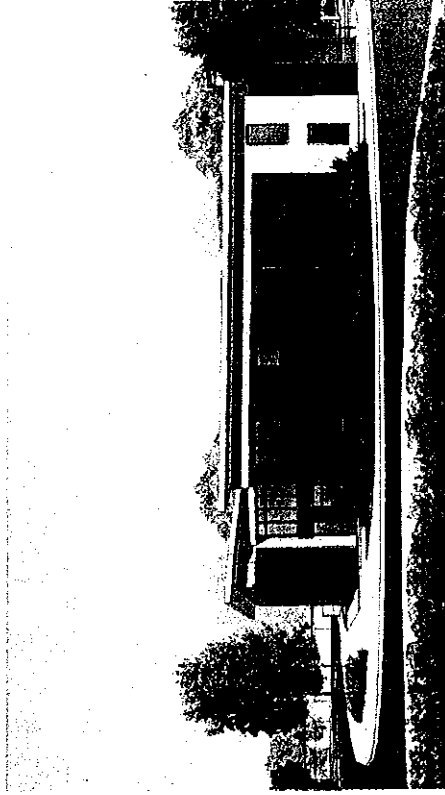




Islington elevation of multi storey car park / public transport facility



Conversion of existing Sainsbury's store to retail units - Liverpool Road elevation



Proposed Community use building



SAINSBURY'S | CROSBY | LIVERPOOL  
PROPOSED SAINSBURY'S STORE - VIEW OF NEW PUBLIC SQUARE

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## Steve Faulkner

---

**From:** Pamper Days at The Retreat [info@pamper-day.co.uk]  
**Sent:** 15 August 2010 12:34  
**To:** Steve Faulkner  
**Subject:** Sainsbury's' plans

DEAR MR. FAULKNER,

FIRST MAY I THANK YOU PERSONALLY FOR ALL YOUR HELP AND SUPPORT THAT YOU HAVE SHOWN ME IN THE LAST COUPLE OF MONTHS.

I WOULD LIKE YOU TO PASS THIS E-MAIL TO THE DIRECTOR OF PLANNING.

I APPRECIATE THE FACT THAT THE COUNCIL HAVE ON THEIR COMPUTER SCREEN A NOTE DECLARING THAT 700 PROPERTIES IN CROSBY HAVE BEEN SENT OUT LETTERS REGARDING THE PROPOSED PLANS FOR SAINSBURYS OF WHICH EXPLAINS HOW TO REGISTER TO SPEAK AT THE MEETING ON THE 18<sup>TH</sup> AUGUST. THIS LETTER IS OF VITAL IMPORTANCE TO THOSE OF US WHO WISH TO CONVEY THEIR CONCERNS AND HOPE FOR ANSWERS TO THEM, ESPECIALLY IF YOU HAVE NEVER RAISED OBJECTIONS OR WISH TO CONVEY YOUR CONCERNS, OTHERWISE LIKE MYSELF AND MY NEIGHBOUR WOULD NOT KNOW HOW TO DO THIS.

I CAN CATEGORY INFORM YOU THAT NEITHER MYSELF OR MY NEIGHBOUR HAVE RECEIVED ANY CORRESPONDENCE AT ALL FROM THE PLANNING DEPARTMENT, EXCEPT FROM THE LETTERS WE BOTH RECEIVED FROM YOU ON FRIDAY 13<sup>TH</sup> INFORMING US THAT WE CAN ATTEND THE MEETING BUT CAN NOT SPEAK., THIS I FIND UNACCEPTABLE WHAT IS THE POINT OF INFORMING US WE CAN COME.

WE FEEL THAT WE HAVE BEEN MORE THAN SLIPPED THROUGH THE LOOP, BOTH MYSELF AND MY NEIGHBOUR ARE LOCATED IN A VERY SENSITIVE POSITION OF THE BUILD, WHICH RAISES NUMEROUS QUESTIONS AND CONCERNS WHICH WE FEEL THE RIGHT TO AT LEAST BE GIVEN THE OPPORTUNITY TO SPEAK.

I WAS GRATEFUL FOR YOUR REQUEST THAT A REPRESENTATIVE OF SAINSBURYS' COME AND SEE US. AFTER A LAST MINUTE CANCELLED APPOINTMENT BY HIM HE FINALLY CAME TO SEE US ON FRIDAY, WE DID MANAGE TO RAISE CONCERNS AND MAKE SUGGESTIONS TO HIM, BUT I ALSO ASKED QUESTIONS, WHICH HE COULD NOT ANSWER, HE HAS SAID WHEN HE FINDS ANSWERS HE WILL GET HIS COLLEAGUE TO GET IN TOUCH WITH ME, BECAUSE HE IS GOING ON HOLIDAY THIS WEEK, UNUSUAL I THOUGHT AS THE MEETING IS THIS WEEK YOU WOULD THINK THAT HE WOULD BE ATTENDING THE MEETING.

BELOW QUESTIONS WHICH COULD NOT BE ANSWERED, WHICH I THINK IS OF GREAT RELEVANCE TO THE MEETING.

1. CAN THE LORRIES EXITING FROM THE SERVICE YARD TURN RIGHT, AS FURTHER UP THE BYPASS ,CARS EXITING THE CAR PARKS CAN ONLY TURN LEFT. APPARENTLY SAINSBURY'S EXPECT 14 LORRIES PER DAY TO ENTER AND EXIT THIS ENTRANCE, WHICH IS VERY CLOSE TO OUR HOUSES.
2. HOW MANY CARS DO THEY EXPECT TO ENTER SAINSBURY'S. ANSWER.... IN PEAK TIME ONLY AN EXTRA 236 CARS PER HOUR. MY SCENARIO PUT TO HIM 1 CAR COMING FROM SAY WATERLOO WILL PASS MY HOUSE 3 TIMES, BECAUSE OF THE NO RIGHT TURN, WHICH WOULD OF CAUSE GREATLY INCREASE THE NUMBER OF CARS PASSING MY HOUSE..... AS WOULD WITH THE LORRIES ENTERING THE SERVICE BAY , SAME SCENARIO..... HE COULD NOT ANSWER THIS QUESTION AND DID TRY TO GET IN TOUCH WITH THE PERSON DEALING WITH NUMBERS IN THE HIGHWAYS DEPARTMENT, BUT COULD NOT GET HOLD OF HIM. THIS QUESTION DOES RAISE VITAL FLAWS IN THE SURVEYS AND EVIDENCE ON VEHICLE NUMBERS AND TRAFFIC PROBLEMS. WHICH IS SUGGESTED IN YOUR RECOMMENDATIONS WOULD NOT CAUSE PROBLEMS IF ONLY 236 CARS ENTER THE SITE IN PEAK HOUR, BUT SURELY MORE THAN DOUBLE THIS ESTIMATION WOULD CAUSE HUGE PROBLEMS.

- 3 BUS STOPS AND PELICAN CROSSINGS, WHERE WILL THEY BE PLACED, BECAUSE THERE IS ALREADY A PROBLEM AT PEAK TIME WITH THE PEDESTRIAN CROSSING ON THE OTHER SIDE OF THE ISLAND AT PEAK TIMES , 236 CAR HAVE OBVIOUSLY BEEN ACCOUNTED FOR, WHAT ABOUT DOUBLE THAT, COULD PELICAN CROSSING CAUSE A BACK LOG AS PER THE OTHER PELICAN CROSSING, BUS STOPS, SURELY THIS WILL CAUSE BACK LOG AS THE WAITING TIME AT THE BUS STOP ,PEOPLE GETTING ON AND OFF.
- 4 THE AESTHETIC VIEW THAT BOTH MY NEIGHBOUR AND I HAVE. THE DEPRECIATION VALUE OF OUR HOUSES WHO WANTS TO LIVE ON THE EDGE OF A SERVICE BAY, SERVICING A HUGE MEGA STORE.

WHILST BOTH MY NEIGHBOUR AND MYSELF WELCOME THE REGENERATION OF CROSBY VILLAGE AND A HUGE MEGA STORE, WHICH WILL NO DOUBT CREATE MORE BUSINESS AND EMPLOYMENT FOR THE VILLAGE, WE DO NOT WISH TO OBJECT TO SAINSBURY'S PLANS OF A MEGA STORE, BUT DO OBJECT TO THE SERVICE BAY SO CLOSE TO OUR PROPERTIES AND THE BACK VIEW OF SAINSBURY'S, AND OF CAUSE THE MAIN PROBLEM OF THE NOISE OF THE EXTRA TRAFFIC AND LORRIES, I DO FIND YOUR ACCOUNT OF THE TRAFFIC ON THE BYPASS QUITE PATRONISING AND UNREALISTIC.

MAY I ALSO TAKE THIS OPPORTUNITY TO ADDRESS CONCERNS OVER YOUR MAILING OF IMPORTANT MEETINGS, IT IS NOT SATISFACTORY TO SAY 700 LETTERS WENT TO PROPERTIES AND OUR'S WERE 2 OF THOSE LETTERS I INFORM YOU THAT MAYBE ONLY 698 LETTERS IN FACT WENT OUT, BECAUSE I CAN NOT SPEAK FOR OTHER PROPERTIES, IF WE HAD OF RECEIVED THIS LETTER IN MARCH AND APRIL WE WOULD NOT OF HAD TO GET IN TOUCH WITH YOU TO FIND OUT WHAT WAS HAPPENING, WE COULD OF GONE THROUGH NORMAL PROCEDURE, AND WHEN I DID INFORM YOU THAT NO BODY, NOR NO CORRESPONDENCE HAS BEEN DELIVERED TO OUR HOUSES ON THE BYPASS, SURELY IT SHOULD OF THEN BEEN SENT.

I DO FEEL THAT THE TWO HOUSES ON THE BYPASS HAVE CONVENIENTLY JUST BEEN FORGOTTEN ABOUT, WHICH FOR BOTH MYSELF AND MY NEIGHBOUR IS NOT ACCEPTABLE, AND SOMEBODY SHOULD BE ACCOUNTED FOR THIS ERROR. I THEREFORE REQUEST THAT I AM ABLE TO SPEAK AT THE MEETING A RELAY OUR CONCERNS TO THE COUNCILLORS ON THE BOARD OF THE MEETING.

YOURS FAITHFULLY

HELEN THOMPSON  
PENTHORPE  
3 THE BYPASS  
CROSBY  
LIVERPOOL L23 2YW

## Item 4B

### S/2010/0801 : 61-63 Albert Road, Southport

1. Additional comments received from 6 Fleetwood Road
  - Street scene illustration with the amended scheme relates to the wrong application
  - PPS5 requires new development to making positive contributions to the character and local distinctiveness of the historic environment. Given the site is opposite Hesketh Park this is critical.
  - The dormers and terraces on front elevation are out of character
  - Number of storeys should be limited to four as with adjacent developments
  - Another style further disrupts the rhythm of the street scene, should be designed similar to Regency Court
  - Would expect a minimum separation distance of 3 metres to the boundary given height, and the projection beyond rear wall of Regency Court is excessive
  - Two front entrances would benefit the scheme (in and out) as this would ease manoeuvrability for larger vehicles entering and leaving the site
  - The revised plan shows many trees to be planted maybe some should be planted on the area edged blue

*The design, access arrangements and tree planting issues cannot be assessed at this stage given that the application is in outline only. The plans have been checked and the correct street scene elevation is provided on the website for this application.*

2. Additional comments from 22 Regency Court :
  - Opposes encroachment beyond current building line to the rear, resulting in loss of outlook and amenity to Regency Court.
  - Previous Planning Inspector made reference to outlook from residents lounge at Regency Court and main issue t appeal was impact on neighbours
  - Concern about terraces on upper floor being open and overlooking
  - There is no planting to screen the view of the proposal
  - Proposals not sustainable as family housing
  - Care was taken to ensure Regency Court did not overlook application site.
3. The applicant has confirmed in writing that he is willing to enter into a S106 Agreement for the provision of trees and Greenspace in order to comply with policies DQ3 and DQ4.

4. Speaking at committee form from petitioner attached.
5. Change condition 15 to read

'The detailed plans submitted for condition 2 shall take full account of the impact on the amenity of occupiers of Regency Court in respect of overlooking from balconies and overbearing impact. In this respect the plans submitted with the present application shall be considered indicative only and the approval hereby granted does not imply approval of the footprint or detail of the submitted plans.'

Reason

'In the interests of the amenities of adjoining occupiers and to comply with UDP Policies CS3, H10 and DQ1'

## Speaking at Planning Committee

You have confirmed that you wish to address the Planning Committee. In order to make as much information as possible available to the Committee members before the meeting, would you please complete this form and return it to the Planning Department at the address below.

Site Address: 61-63 Albert Road, Southport

Application Number: S/2010/0801

Your Name: Mrs Anne Green

### Summary of Main Issues of Case

Please outline the main points you wish to draw to the attention of the Committee:

**The proposed duplexes extend 7 metres beyond the rear elevation of Regency Court. The rear projection of this building would be overbearing, and impair the outlook of many Regency Court residents. We would like an assurance that efforts will be made at the Detailed Planning stage to reduce the overall depth of this building. This would not only reduce the impact of the building on its neighbours, but would also increase the amount of open space available to its future occupiers.**

### Additional Supporting Information

Please attach any supporting information eg photographs. This will be circulated to members of the Planning Committee prior to the meeting. Please note that this will be reproduced in an A4 black and white format.

New information should not be circulated on the night as there will not have been sufficient time for Councillors to consider it.

Please return this form by 10am the Monday (Tuesday if the Monday happens to be a Bank Holiday) prior to the Committee meeting to:

Sue Tyldesley  
Planning Department  
Magdalene House  
30 Trinity Road  
Bootle  
L20 3NJ  
Fax: 0151 934 3587  
E-mail: [planning.dcsouth@planning.sefton.gov.uk](mailto:planning.dcsouth@planning.sefton.gov.uk)

If you have any queries regarding this form or the Committee procedures contact the Committee Clerk, Ruth Appleby, on 0151 934 2181.

Received by Sefton Council Planning & Economic Regeneration Department - Bootle Office	
Date	16 AUG 2010
Scanned by	

## **Item 4C**

**S/2010/0907 : Plot 3, Land to rear of Oak Hey, Lambshear Lane, Lydiate**

### Amended Drawing

An amended drawing was received that sought to address the issues raised concerning the two-storey projecting element to the left hand side of the proposed dwelling. This amendment is not considered to be acceptable and discussions towards an appropriate solution are ongoing. In the event that an acceptable amended plan is not available to be presented to Committee it is respectfully requested that the decision be deferred for the next Committee cycle.

## **APPENDIX 5**

### **Item 5A**

**S/2010/0707 : 72 Sonning Avenue, Litherland**

Correct ordnance survey plan attached.



<b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>	S/2010/0707 72 Sonning Avenue Litherland L21 9JZ OSGR: 333649, 398302	Sheets: 1090 Area: 73 sqm	<b>Standard Site Plan</b> Scale: 1:2250 Date: 9/1/2010 Drawn By: BBERTON
	<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Regeneration Department using MapInfo (Sefton Council Licence No. 100018192)</small>	Ward(s): Ford Postcode Sector(s): L21 9 Polling District(s): F2 Parish(es): None Found	

## APPENDIX 5

### Item 5B

#### **S/2010/0862 : Bartlett House, Parkhaven Trust, Liverpool Road South, Maghull**

Amended drawing received in respect of trees and landscaping.

Add Drawing numbers 1172 01, 02, 03B; 3912 SK60, SK61, SK62, SK63, SK64, SK65, SK66, SK67

Additional information received from the applicant as follows :-

A revised landscaping plan which allows retention of more trees has been submitted. A total of 9 trees are shown for removal on drawing 1172-02. A total of 18 new trees are shown on the landscape plan 1172-03B.

The Trust undertakes to plant a further 16 trees planted within the Parkhaven Trust grounds on Liverpool Road South. These are in addition to other new trees as part of another planning approval.

On the basis of this there is no longer a requirement for a commuted sum for trees.

#### Replace Condition 9

- 9 'Before the development is commenced, a detailed scheme including the location, species and size for the planting of 16 additional trees within the grounds of Parkhaven Trust shall be submitted to and approved in writing by the Local Planning Authority. These trees shall be planted in the first planting season following commencement of the development. Any trees that within a period of 5 years after planting are removed, die or become seriously damaged or diseased shall be replaced by others of a species size and number as originally approved.'

Reason - RL-4

The portico is to be retained and incorporated in the garden area

In response to a request for a commuted sum towards the pedestrian crossing the Trust comments as follows :-

The Parkhaven Trust is a charity that invests income and donations into the provision of the facilities it offers. The Trust is not a commercial developer and has no other financial resources with which to make donations elsewhere. The Trust is always keen to work with the council and to provide facilities which are of benefit to the wider community. Current new proposals include new allotments and the formation of a



mile walk through the parkland. However on this occasion the Trust is unable to offer a contribution to the Sefton Lane crossing.

The Highways Development Control Manager reports that the money for this crossing has now been found by revising the scheme of highways improvement to be paid for by Arena Housing in respect of their development within Parkhaven Trust grounds to include the crossing in lieu of additional improvements at the site junction.