

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, BOOTLE
ON 14 OCTOBER 2009**

PRESENT: Councillor Moncur (in the Chair)

Councillors Barber, Byrne, Colbert, Connell,
M Fearn, Glover, Gustafson, Mahon, Preston,
Roberts and Sumner and Veidman (Vice-Chair).

ALSO PRESENT: Councillors Cuthbertson, Friel, Kerrigan and
McGuire

78. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Storey, Tweed and Brennan.

79. COUNCILLOR STOREY

Members referred to the absence of Councillor Storey due to an injury he had sustained to his foot.

RESOLVED:

That the best wishes of the Committee be extended to Councillor Storey for a speedy recovery.

80. DECLARATIONS OF INTEREST

The following declarations of interest were received:-

Member / Officer	Item	Interest	Action taken
Councillor Gustafson	Application No.S/2009/0624 55-57 Merton Road, Bootle	Personal – Knows a member of the applicant's family	Stayed in the room, but took no part in consideration of the item and voted thereon
Councillor Roberts	Application No.N/09/346 Land to the rear of 73 and 75 Kirklake Road, Formby	Personal – knows the petitioners	Stayed in the room, but took no part in consideration of the item and voted thereon

PLANNING COMMITTEE- WEDNESDAY 14TH OCTOBER, 2009

Councillor Barber	Application No.N/09/346 Land to the rear of 73 and 75 Kirklake Road, Formby	Personal – knows two of the petitioners	Stayed in the room, but took no part in consideration of the item
Councillor Fearn	Application No.N/2009/0214 Rear of 79-95 Linaker Street, Southport	Prejudicial – Knows the owner and Chair of Linaker Street Residents Association	Left the room, and took no part in the consideration of the item.
Councillor Moncur	Application No.S/2009/0620 Aintree Davenhill Primary School	Personal – L.E.A Governor	Stayed in the room, but took no part in consideration of the item
Councillor Colbert	Application No.S/2009/0620 Aintree Davenhill Primary School	Prejudicial – Indicated support for the application	Left the room, and took no part in the consideration of the item.
Councillor Colbert	Application No. N/2009/0342 – 37-39 Shakespeare Street, Southport	Prejudicial – Colleague of Applicant	Left the room, and took no part in the consideration of the item.
Councillor Fearn	Application No. N/2009/0342 – 37-39 Shakespeare Street, Southport	Prejudicial – Colleague of Applicant	Left the room, and took no part in the consideration of the item.
Councillor Preston	Application No. N/2009/0342 – 37-39 Shakespeare Street, Southport	Prejudicial – Colleague of Applicant	Left the room, and took no part in the consideration of the item.
Councillor Sumner	Application No. N/2009/0342 – 37-39 Shakespeare Street, Southport	Prejudicial – Colleague of Applicant	Left the room, and took no part in the consideration of the item.
Councillor Byrne	Application No. N/2009/0342 – 37-	Prejudicial – Colleague of	Left the room, and took no part

	39 Shakespeare Street, Southport	Applicant	in the consideration of the item.
Councillor Connell	Application No. N/2009/0342 – 37-39 Shakespeare Street, Southport	Prejudicial – Colleague of Applicant	Left the room, and took no part in the consideration of the item.

81. MINUTES OF THE MEETING HELD ON 16 SEPTEMBER 2009

RESOLVED:

That subject to the following additions to Declarations of Interest and Apologies for Absence;-

- (a) Councillor Friel - Apologies
- (b) Councillor Connell – Declared a Personal Interest in Application No. N/2009/0130 – 2a Fernley Road, Birkdale, knows the applicants agent.

The Minutes of the meeting held on 16 September 2009 be confirmed as a correct record.

82. ENFORCEMENT ACTION AT FORMBY FOOTBALL CLUB, ALTCAR ROAD, FORMBY

The Committee considered the report of the Planning and Economic Regeneration Director advising of the current position regarding alleged breaches of planning control at Formby Football Club.

The Planning and Economic Regeneration Director indicated to the local residents and Members in attendance that this report was in relation alleged breaches of planning control and not the closure of the site.

RESOLVED:

That consideration of this item be deferred to allow Members to undertake a site visit.

83. APPLICATION NO. N/2009/0342 - 37-39 SHAKESPEARE STREET, SOUTHPORT

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the erection of one wind turbine and concrete plinth in the alley-way between Nos. 35 and 37 Shakespeare Street, six solar panels and one solar hot water panel to the flat roof section to the rear of the premises be granted subject to the conditions and for the reasons stated or referred to in the report and in late representations 1.

RESOLVED:

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

84. APPLICATION NO. N/09/344 - 79 ALBERT ROAD, SOUTHPORT

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the erection of a detached two-storey dwelling with underground swimming pool and leisure facilities with access onto Fleetwood Road and construction of an underground car park for the residents of the apartment block to the rear of 79 Albert Road be refused for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr. Cormack on behalf of the objectors against the proposed development and a response by the applicant's Agent, Mr. Bailey.

RESOLVED:

That the recommendation be approved and the application be refused for the reasons stated within the report.

85. APPLICATION NO. N/09/346 - LAND TO THE REAR OF 73 AND 75 KIRKLAKE ROAD, FORMBY

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the erection of three, two-storey detached houses to a backland site within the rear gardens of two large detached houses on Kirklake Road, Formby, be granted subject to the conditions and for the reasons stated or referred to in the report and late representations.

Councillor G. Cuthbertson, as Ward Councillor, made representations against the proposed development.

RESOLVED:

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

86. APPLICATION NO. S/2009/0624 - 55-57 MERTON ROAD, BOOTLE

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the erection of a two-storey office block to the rear of 55-57 Merton Road, Bootle be granted subject to the conditions and reasons stated or referred to in the report and late representations.

Prior to consideration of the application, the Committee received a petition from Mr Breen on behalf of objectors against the proposed development and a response by the applicant Mr.P.Hughes.

Councillor Friel, as Ward Councillor, made representations against the proposed development.

RESOLVED:

That the application be refused as the proposed development by reason of its siting, scale and impact on this garden area, is inappropriate in that it does not preserve the character of Derby Park Conservation Area and as such the proposal as detailed within the report fails to preserve or enhance the character or appearance of the Conservation Area, contrary to Policies CS3 and HC1 of the adopted Sefton Unitary Development Plan.

87. APPLICATIONS FOR PLANNING PERMISSION - APPROVALS

RESOLVED:

That the following applications be approved, subject to:-

- (i) the conditions (if any) and for the reasons stated or referred to in the Planning and Economic Regeneration Director's report and/or Late Representations 1 and 2; and
- (ii) the applicants entering into any legal agreements indicated in the report or Late Representations:

Application No.	Site
N/2009/0257	1 Arbour Street and 25 Virginia Street, Southport
N/2009/0300	Rose Court, 16 and 18 Oxford Road and 1 Oxford gardens, Birkdale
N/2009/0314	18a Shaws Road, Birkdale
S/2009/0573	2b Hawarden Grove, Seaforth

S/2009/0586 64-68 Balliol Road , Bootle
 S/2009/0620 Aintree Davenhill Primary School, Aintree Lane,
 Aintree

88. APPLICATIONS TO BE INSPECTED BY THE VISITING PANEL ON 12 OCTOBER 2009

The Committee considered the report of the Planning and Economic Regeneration Director which advised that the undermentioned sites had been inspected by the Visiting Panel on 12 October 2009.

Application No.	Site
S/2009//0624	55-57 Merton Road, Bootle Kings Park, Seaforth
N/2009/0346	Land rear of 73 and 75 Kirklake Road, Formby
N/2009/0300	Rose Court, 16 & 18 Oxford Road and 1 Oxford Gardens , Birkdale
N/2009/0214	79-95 Linaker Street, Southport
N/2009/0342	37-39 Shakespeare Street, Southport
S/2009/0738	Market Hall, King Street, Southport
N/2009/0344	79 Albert Road, Southport
N/2009/0340	Leaf UK, Virginia Street, Southport
N/2009/0341	Site of Southport General Infirmary , between Pilkington Road and Curzon Road, Southport

RESOLVED:

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

89. TOWN AND COUNTRY PLANNING ACT 1990 - APPEALS

The Committee considered the report of the Planning and Economic Regeneration Director on the results of the undermentioned appeals and progress on appeals lodged with the Planning Inspectorate.

Appellant	Proposal/Breach of Planning Control	Decision
Mr.T.Mawdsley	88-90 Leyland Road,Southport – appeal against the refusal to grant planning permission for the erection of a three storey block of 12 self-contained apartments , layout of car park spaces and landscaping.	Dismissed 21/9/09
Miss.L.Bullen	9 Garstang Road, Southport – Appeal against refusal to grant planning permission for the installation of a dormer to the front of the dwellinghouse.	Dismissed 30/9/09

Dencourt Developments Ltd	60 Merrilocks Road, Blundellsands – Appeal against refusal to grant planning permission for the erection of a two storey block containing two self-contained duplex apartments to the rear of the premises	Dismissed 18/9/09
Mr.K.Timmerman	Car Park, West Street, Southport – Appeal against the refusal to grant planning permission for the retrospective application for metal railings and access gates to the perimeter of the car park	Dismissed 30/9/09
W.M Kellett (Formby) Ltd	Land and Buildings at 158 Southbank Road, Southport – Appeal against the refusal to grant advertisement consent for the retention of 10 non-illuminated Perspex hoarding signs within the curtilage of the premises	Dismissed 18/9/09
Ms.C.L. Marshall	Land and Buildings at 158 Southbank Road, Southport – Appeal against the service by the Council of an enforcement notice requiring the cessation of use of the outbuilding as a dwelling house, and removal of the kitchen and bathroom	Allowed 11/9/09

RESOLVED:

That the report on the results of appeals and progress on appeals lodged with the Planning Inspectorate be noted.

90. DCLG CONSULTATIONS ON: IMPROVING PERMITTED DEVELOPMENT, PUBLICITY FOR PLANNING APPLICATIONS AND STREAMLINING INFORMATION REQUIREMENTS FOR PLANNING APPLICATIONS.

The Committee considered the report of the Planning and Economic Regeneration Director advising of the content of the 'publicity for planning applications - streamlining information requirements for planning applications' Department for Communities and Local Government consultation papers.

RESOLVED:

That the Planning and Economic Regeneration Director's responses to the consultation questions be approved.

91. CORE STRATEGY - FINDING LAND FOR HOMES AND JOBS TO 2027

The Committee considered the report of the Planning and Economic Regeneration Director seeking approval for the further work needed in order to produce a 'sound' Core Strategy, including the implications that the work would have on the approved timetable for producing the Core Strategy.

RESOLVED: That

- (1) the need to carry out a study of land supply for reasons set out within section 4 of the report be acknowledged; and
- (2) the appointment of consultants to validate the study which would be largely carried out in house be approved.

92. COMMUNITY INFRASTRUCTURE LEVY

The Committee considered the report of the Planning and Economic Regeneration Director informing of the consultation paper, which outlined the draft regulations for the Community Infrastructure Levy.

RESOLVED: That

- (1) the comments on the technical implementation be delegated to the Planning and Economic Regeneration Director;
- (2) the views contained within the report being used as a response to the consultation be supported; and
- (3) the concerns of Members be referred to the Members of Parliament Mr.J. Benton M.P, Mrs.C.Curtis- Thomas MP, Mr Howarth MP and Rt. Hon. Dr. J.Pugh MP.

93. PLANNING APPLICATIONS - REFUSALS

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the following application be refused for the reasons stated or referred to in the report.

Application No.	Site
N/2009/0214	Rear of 79-95 Linaker Street, Southport

RESOLVED:

That Application No. N/2009/0214 be refused for the reasons stated or referred to in the report.

