

**PLANNING COMMITTEE**

**MEETING HELD AT THE TOWN HALL, BOOTLE  
ON 16 DECEMBER 2009**

**PRESENT:** Councillor Moncur (in the Chair)  
Councillor Veidman (Vice-Chair)

Councillors Barber, Byrne, Colbert, Connell, Glover,  
Gustafson, Preston, Roberts, Storey, Sumner,  
Tweed and Dodd

**ALSO PRESENT:** Councillors M.Dowd, Friel, Griffiths, Ibbs, Kerrigan,  
Larkin, McGiure and Weavers

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors M.Fearn and Mahon.

**2. DECLARATIONS OF INTEREST**

The following declarations of interest were received:-

Member / Officer	Item	Interest	Action taken
Councillor Gustafson	Application No.S/2009/0640 Alexandra Branch Dock No. 1, Regent Road, Bootle	Prejudicial – Had previously objected to the application	Made representations to the Committee, then left the room and took no part in consideration of the item and did not vote thereon
Councillor Preston	Application No.S/2009/0738 Market Hall, King Street, Southport	Prejudicial– Against the Southport Library closure	Left the room and took no part in consideration of the item and did not vote thereon
Councillor Dodd	Application No.S/2009/0738 Market Hall, King Street, Southport	Prejudicial– Against the Southport Library closure	Left the room and took no part in consideration of the item and did not vote thereon

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Councillor Sumner	Application No.S/2009/0738 Market Hall, King Street, Southport	Prejudicial– Against the Southport Library closure	Left the room and took no part in consideration of the item and did not vote thereon
Councillor Viedman	Application No.S/2009/0834 Alexander House, Montgomery House, and Churchill House, King Park, Seaforth	Prejudicial – Supported application on One Vision Housing Leaflets	Left the room and took no part in consideration of the item and did not vote thereon
Councillor Connell	Application No.S/2009/0834 Alexander House, Montgomery House, and Churchill House, King Park, Seaforth	Prejudicial – One Vision Housing Board Member	Left the room and took no part in consideration of the item and did not vote thereon
Councillor Connell	Application No.S/2009/0864 Ashworth Hospital, South School Lane, Maghull	Prejudicial – Had previously objected to the application	Left the room, and took no part in the consideration of the item and did not vote thereon.

### **3. MINUTES OF THE MEETING HELD ON 11 NOVEMBER 2009**

#### RESOLVED:

That the Minutes of the meeting held on 11 November 2009 be confirmed as a correct record.

**4. APPLICATION NO. S/2009/0874 - 61 & 63 ALBERT ROAD, SOUTHPORT**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the erection of 11 townhouses (a block of 5 no. four-storey townhouses fronting Albert Road and a block of 6 no. part three-storey, part four-storey houses at the rear) following the demolition of the existing two Victorian villas on the site be refused for the reasons stated or referred to in the report.

RESOLVED:

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

**5. APPLICATION NO. S/2009/0943 - 19 WHITEFIELD CLOSE, HIGHTOWN**

The Committee considered a report of the Planning and Economic Regeneration Director recommending that the above application for the erection of a two-storey side extension be granted subject to the conditions and reasons stated or referred to in the report.

RESOLVED:

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

**6. APPLICATION NO. S/2009/0948 - ST. LUKES PRIMARY SCHOOL, COOKS ROAD, CROSBY**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for a car park to include security fencing, automated gates and lighting at St. Lukes C of E Primary School, Crosby be approved 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 Miss Grunes on behalf of the objectors against the proposed development.

RESOLVED:

That the recommendation be approved and the application be approved subject to the conditions referred to in the report and Late Representations.

(In accordance with Rule 18.5 of the Council and Committee Procedure Rules, Councillor Roberts requested that his vote against this resolution be recorded).

**7. APPLICATION NO. S/2009/0958 - 19 BATH STREET, SOUTHPORT**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the change of use of the premises to six self-contained flats involving alterations to the elevations after demolition of the existing rear conservatory and store 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 Campbell on behalf of the objectors against the proposed development.

RESOLVED:

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

**8. APPLICATION NO. S/2009/0771 - CAR PARK, PENDLE VIEW, LITHERLAND**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the erection of a total of 8 two-storey dwelling houses comprising of two pairs of semi-detached dwelling houses and one block of 4 town houses with associated landscaping and car parking, alternative to S/2009/0405 withdrawn 1/07/09, be approved subject to the conditions and reasons stated or referred to in the report and late representations.

Councillor M.Dowd as Ward Councillor, made representations against the proposed development.

RESOLVED:

That consideration of the above application be deferred to the next meeting of the Committee.

**9. ENFORCEMENT ACTION AT FORMBY FOOTBALL CLUB -  
ALTCAR ROAD, FORMBY**

Further to the Minute No. 82 of the 14 October 2009, the Committee considered the report of the Planning and Economic Regeneration Director advising of the current position regarding alleged breaches in planning control at Formby Football Club.

Prior to consideration of the application, the Committee received a petition from Mr Cunningham opposing the actions proposed within the report.

Councillor Griffiths, as Ward Councillor, made representations against the proposed action.

RESOLVED: That

- (1) the actions as proposed within the report to remedy breaches of planning control at Formby Football Club, Altcar Road, Formby be approved; and
- (2) the Legal Director be requested to issue appropriate enforcement notices in consultation with the Planning and Economic Regeneration Director .

**10. APPLICATION NO. S/2009/0640 - ALEXANDRA BRANCH DOCK  
NO. 1, REGENT ROAD, BOOTLE**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the development of an electricity generation facility on part of the existing metals recycling facility, comprising the erection of steel clad Main Processing Building, Turbine & Boiler Building, Un-Processed materials Storage Building , conveyer belt system, associated plant and machinery and perimeter fencing be approved subject to the conditions and for the reasons stated or referred to in the report.

Councillors Friel and Kerrigan, as Ward Councillors, made representations against the proposed development.

RESOLVED:

That consideration of the above application be deferred to allow for further consultation.

**11. APPLICATIONS FOR PLANNING PERMISSION - APPROVALS**

RESOLVED:

That the following applications be approved, subject to:-

- (1) 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
- (2) the applicants entering into any legal agreements indicated in the report or Late Representations:

Application No.	Site
S/2009/0738	Market Hall King Street, Southport
S/2009/0766	Broadlands Nursing Home, 90 Windsor Road, Southport
S/2009/0834	Alexander House, Montgomery House & Churchill House, Kings Park, Seaforth
S/2009/0854	Rose Mount Nurseries, Pygons Hill Lane, Lydiate
S/2009/0864	Land to the Rear 226-228 Duke Street, Southport
S/2009/0865	Ashworth Hospital South, School Lane, Maghull
S/2009/0871	Bedford Queens Phase 3 Various Premises on Keble Road, Exeter Road, Hertford Road and Queens Road, Bootle
S/2009/0975	Former Leaf UK Site, 66 Virginia Street, Southport
S/2009/1004	Site of Former Southport General Infirmary, Scarisbrick New Road, Southport

(Councillor Weavers made representations as Ward Councillor opposing the applications S/2009/0975 and S/2009/1004 relating to the former Leaf UK site, 66 Virginia Street and the site of the former Southport General Infirmary, Southport respectively.

**12. APPLICATION NO. S/2009/0765 - MOSS FARM, GORSEY LANE, HIGHTOWN**

The Committee were advised that the above application had been withdrawn by the Applicant.

**13. APPLICATION NO. S/2009/0828 - 48 STEPHENSON WAY, FORMBY**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the change of use to a canine hydrotherapy centre to include a dog grooming salon be refused for the reasons stated or referred to in the report.

RESOLVED:

That the recommendation be not approved and the Committee, being minded to approve the application, requested and the Planning and Economic Regeneration Director be requested to submit a further report setting out any appropriate conditions.

**14. APPLICATIONS TO BE INSPECTED BY THE VISITING PANEL ON 14 DECEMBER 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 14 December 2009.

Application No.	Site
S/2009//0640	Alexandra Branch Dock 1, Regent Road, Bootle
S/2009/1019	St. John & James Church, 50a Monfa Road, Bootle
S/2009/0771	Car Park, Pendle View, Litherland
S/2009/0765	Moss Farm, Gorse Lane, Hightown
S/2009/0943	19 Whitefield Close, Hightown
S/2009/0958	19 Bath Street, Southport
S/2009/0874	61 & 63 Albert Road, Southport
S/2009/0930	59 Cambridge Road, Southport
S/2009/0828	48 Stephenson Way, Formby Formby Football Club, Altcar Road, Formby

RESOLVED:

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

**15. 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
Maghull Car Centre	Maghull Car Centre 1 Northway, Maghull – appeal against the application of the erection of 10 no. – 12 metre high lighting columns within the curtilage of the car display	Allowed 2/12/09
Maghull Car Centre	Maghull Car Centre, Northway, Maghull – appeal against the application for advertisement consent for the display of 1 freestanding banner sign, three non illuminated fascia sign and one internally illuminated fascia sign	Allowed 2/12/09
Maghull Car Centre	Maghull Car Centre 1 Northway, Maghull – appeal against the application for the erection of 10 no. – 12 metre high lighting columns within the curtilage of the car display area	Allowed 2/12/09
Primesight Ltd	779 Liverpool Road, Southport – appeal against the application for the advertisement consent for the display of 2 free-standing internally illuminated single sided display units at the front of the premises	Dismissed 17/11/09

**RESOLVED:**

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



**16. GREEN BELT STUDY – PROPOSED METHODOLOGY**

The Committee considered the report of the Planning and Economic Regeneration Director advising of the timescale and purpose methodology for carrying out the Green Belt Study; including the use of consultants, jointly appointed with Knowsley Borough Council, to validate the methodology and scrutinise the conclusions of the study prior to public consultation.

The report also advised that although West Lancashire would be following the same methodology as Sefton & Knowsley, their appraisals would be validated by Lancashire County Council, and not by independent consultants; and the complementary 'Overview' Study that would be carried out by the Greater Merseyside authorities and West Lancashire early next year.

RESOLVED:

That the proposed methodology and the use of consultants to validate the work, prior to public consultation on the draft results next year be approved.

**17. RETAINED RETAIL CONSULTANTS – PROPOSED SELECTION PROCESS FOR THE APPOINTMENT OF NEW CONSULTANTS FOR THE PERIOD TO THE END OF 2014/15**

The Committee considered the report of the Planning and Economic Regeneration Director updating on the current retained relationship with WYG and the need to seek expressions of interest for the appointment of new retail consultants from April 2010 onwards.

RESOLVED: That

- (1) the report updating on the current retained relationship with WYG and the need to seek expressions of interest for the appointment of new retail consultants from April 2010 onwards be noted; and
- (2) the Committee receive a further report once the selection process has been concluded in February 2010 to enable them to endorse the appointment of the preferred retail consultancy.

**18. 'DESTINATION KIRKBY' : LAND IN AND TO THE SOUTH OF KIRKBY TOWN CENTRE, KNOWSLEY – THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT'S DECISION**

The Committee considered the report of the Planning and Economic Regeneration Director advising of the Secretary of State for Communities and Local Government's decision to refuse the 'called-in' planning application for 'Destination Kirkby'.

RESOLVED: That

- (1) the report advising of the Secretary of State for Communities and Local Government's decision to refuse the 'called-in' planning application for 'Destination Kirkby' be noted; and
- (2) thanks be extended to the staff within the Planning and Economic Regeneration and Legal Departments for their work on the project.

**19. BUILDING CONTROL PERFORMANCE**

The Committee considered the report of the Planning and Economic Regeneration Director that gave Building Control Services' performance in dealing with Building Regulation applications, for the third quarter of 2009; and an overview of how the down turn in construction activity had impacted on the Building Control Service.

RESOLVED: That

- (1) the Building Control Performance report be noted; and
- (2) the Building Control Team, be thanked for their sterling work.

## **20. REVIEW OF THE HMRI PLANNING FRAMEWORK**

Further to Minute No. 79 of the Cabinet Member – Regeneration meeting of 16 December 2009, the Committee considered the report of the Planning and Economic Regeneration Director that confirmed the extant planning framework provided by saved policies in the Unitary Development Plan (UDP), Supplementary Planning Guidance & Development Briefs was still relevant to the HMRI programme; and assessed the impact of changes that had taken place since this was put in place, including:

- changes to the housing market as a result of HMRI intervention, and the impact of the credit crunch;
- the adoption of the UDP and approval of the North West of England Plan, Regional Strategy to 2021 (RS);
- the work done and studies commissioned to support the preparation of the core strategy; and
- the implications of human rights legislation.

### **RESOLVED:**

That the Cabinet be requested to confirm the existing planning framework is still appropriate and supportive of the Council's strategy for the HMRI (Housing Market Renewal Initiative) area.