

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, SOUTHPORT
ON 12 NOVEMBER 2008**

PRESENT: Councillor Moncur (in the Chair)
Councillors D Hardy, Byrne, Connell, Glover, Hands,
Hough, Mahon, Preston, Roberts, Storey, Sumner
and Veidman

103. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brennan, Colbert,
Cuthbertson, M.Fearn and Gustafson.

104. DECLARATIONS OF INTEREST

Member	Minute / Item	Interest	Action
Councillor Glover	108 – Merchant Taylors School for Boys, Liverpool Road, Crosby	Personal – Former governor of the school	Stayed in the room, but took no part in the consideration of the item and did not vote thereon
Councillor Mahon	110 – Site for Mast on Forecourt, Outside 82a Old Park Lane, Southport	Prejudicial	Left the room and took no part in the consideration of the item or vote thereon

105. MINUTES OF THE MEETING HELD ON 15 OCTOBER, 2008

RESOLVED:

That subject to the amendment of the Note to Minute No.82 to read as follows:- "Note: Councillors Cuthbertson, Storey and Roberts indicated that they did not have any personal or prejudicial interest in Application No.S/2008/547-School Lane, Maghull and did not have any connection with any written representations previously made to the Planning Department" the Minutes to the meeting held on 15 October, 2008 be confirmed as a correct record.

**106. APPLICATION NO.N/2008/0695 - 68A HART STREET,
SOUTHPORT**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the erection of 7 terraced houses following demolition of existing buildings on site be granted subject to the conditions and for the reasons stated or referred to in the report.

RESOLVED:

That consideration of the application be deferred to enable the site to be inspected by the Visiting Panel.

**107. APPLICATION NO.S/2005/0908 - ROYAL BRITISH LEGION
CLUB CROSBY ROAD NORTH, WATERLOO**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the conversion and extension of existing building to form 12 self-contained flats and construction of a new 5 storey block of 20 self-contained flats be granted subject to the conditions and for the reasons stated or referred to in the report.

RESOLVED:

That the recommendation be approved and the application be granted subject to the conditions and for the reasons stated or referred to in the report and Late Representations 1.

(In accordance with Rule 18.5 of the Council and Committee Procedure Rules, the following Councillors requested that their vote against the resolution above be recorded, viz:

Councillors Hands and Hough)

**108. APPLICATION NO.S/2008/0637 - MERCHANT TAYLORS
SCHOOL FOR BOYS LIVERPOOL ROAD, CROSBY**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for the erection of a multi-use sports hall and attached two storey development comprising: changing facilities, fitness studio, dance/drama studio, refreshment/classroom area, office accommodation, external viewing area at first floor level and hard and soft landscaping, after demolition of the existing pavillion and removal of fenced tennis courts be granted subject to the conditions and for the reasons stated or referred to in the report.

RESOLVED:

That the recommendation be approved and the application be granted subject to the conditions and for the reasons stated or referred to in the report and Late Representations 2.

(In accordance with Rule 18.5 of the Council and Committee Procedure Rules, the following Councillor requested that his abstention on the above vote be recorded, viz:

Councillor Hough)

**109. APPLICATION NO. N/2008/0707 - CRIMOND HOTEL,
KNOWSLEY ROAD SOUTHPORT**

The Committee considered the report of the Planning and Economic Regeneration Director recommending that the above application for change of use from a hotel to 14 self-contained flats involving the demolition of existing link extension and external staircase to the rear involving alterations to the elevations be granted subject to the conditions and for the reasons stated or referred to in the report.

RESOLVED: That

- (1) 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
- (2) the Planning and Economic Regeneration Director be authorised to issue the Decision Notice.

110. 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
S/2008/0134	Tesco, Lanstar Site Litherland
S/2008/0707	Leader's Site, Washington Parade, Bootle

111. APPLICATION FOR PLANNING PERMISSION - REFUSAL

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.

N/2008/0785 Site for Mast on Forecourt Outside, 82a
Old Park Lane, Southport

RESOLVED:

That application No.N/2008/0785 be refused for the reasons stated or referred to in the report.

112. ANNUAL MONITORING REPORT 2008 AND UDP 'SAVED' POLICIES

The Committee considered the report of the Planning and Economic Regeneration Director on the progress of the Local Development Framework by monitoring a range of indicators. The report went on to explain that the Unitary Development Plan (UDP) Policies were saved until June 2009. The Department were required to agree which policies were to be saved beyond June 2009.

A list of the policies the Planning Department was seeking to save was provided at Annexe A, policies the Department did not seek to save was provided at Annexe B.

RESOLVED: That

- (1) the Annual Monitoring Report and UDP 'Saves' Policies report be noted; and
- (2) Cabinet be recommended to approve the document for submission to the Government Office North West.

113. SITE WASTE MANAGEMENT PLANS

Further to Minute No.47 of the meeting of Cabinet Member – Environmental held on 22 October, 2008 the Committee considered the report of the Environmental Protection Director advising of the compulsory requirement for Site Waste Management Plans (SWMP) for developments costing more than £300,000 and recommending the regulatory approach to be adopted by the Council.

The report indicated that following extensive consultation by DEFRA in 2007, SWMPs were now compulsory for larger construction projects; that the aims of SWMP process was to ensure that developers and contractors in the construction and demolition sectors did more to manage their wastes by improving materials resource efficiency and reducing fly tipping.

The report detailed the SWMP requirements; indicated that a range of offences were included in the SWMP Regulations, together with the enforcement powers given to Local Authorities; Sefton's approach to SWMPs and that a standard condition had been produced to impose on the grant of planning permissions; and concluded that specific training on SWMPs would be required for enforcement officers.

RESOLVED:

That the decision of the Cabinet Member – Environmental to approve the Site Waste Management Plan Regulations, as detailed within the report, be noted.

114. ENSURING CHOICE OF TRAVEL SUPPLEMENTARY PLANNING DOCUMENT - ADOPTION

The Committee considered the report of the Planning and Economic Regeneration Director that sought approval to adopt the 'Ensuring Choice of Travel' Supplementary Planning Document (SPD). The report informed of the results of the formal public consultation on the SPD. The SPD would form one of the Local Development Documents within Sefton's Local Development Framework. It would replace the existing Ensuring Choice of Travel Supplementary Planning Guidance Note.

The SPD was identified in the Local Transport Plan for Merseyside (2006-11) as a critical element of the plan and it highlighted the importance of the document to make sure that sustainable transport issues were thoroughly considered in new developments. The aim of the SPD was to provide a consistent framework for assessing accessibility across Merseyside.

RESOLVED: That Cabinet be recommended to:

- (1) revoke the Ensuring Choice of Travel SPG; and
- (2) adopt the Ensuring Choice of Travel SPD and the Sustainability Appraisal Report and the Appropriate Assessment screening statement for the SPD.

115. DEVELOPMENT CONTROL PERFORMANCE

The Committee considered the report of the Planning and Economic Regeneration Director that advised of the Planning Department's

performance in dealing with planning applications, appeals, and related matters for the third quarter of 2008.

RESOLVED:

That the report on Development Control Performance be noted.

116. CORE STRATEGY - PROGRESS REPORT

The Committee considered the report of the Planning and Economic Regeneration Director that provided an update on progress on the preparation of the Core Strategy.

The report also sought the Committee's advice on the choice of a slogan for use in publicising the Core Strategy. Councillors discussed the suggested 'Your Sefton – your future', and decided they preferred 'Our Sefton – our future' as a slogan to promote the preparation of the Core Strategy in all correspondence and on the Council's Local Development Framework internet web pages.

RESOLVED: That

- (1) the Core Strategy Progress report be noted; and
- (2) the slogan 'Our Sefton – our future' be adopted as a slogan to be used to promote the preparation of the Core Strategy in all correspondence and on the Council's Local Development Framework internet web pages.

117. PLANNING ENFORCEMENT UPDATE

The Committee considered the report of the Planning and Economic Regeneration Director that advised of the Planning Department's enforcement workload for the July to September quarter 2008 and gave an update on the progress of cases where formal action had been taken/authorised.

RESOLVED: That

- (1) the volume of enforcement activity and progress set out in attached schedules to the report be noted;
- (2) the areas of outstanding work set out in paragraphs 1- 10 of the report and the action being taken be noted; and
- (3) Officers be commended for their dedicated and sterling work in relation to Planning Enforcement.

118. PLANNING SERVICE AT FORMBY AND MAGHULL LIBRARIES

Further to Minute No. 46 of the meeting of the Sefton East Parishes Area Committee held on 6 November 2008, the Committee considered the report of the Planning and Economic Regeneration Director that advised of the result in relation to the implementation of an appointment system and closing weekly planning surgeries at Maghull and Formby libraries for a trial period.

RESOLVED:

That the discontinuation of both weekly surgeries at Maghull library and Formby library on a permanent basis be approved.

119. REVENUE AND CAPITAL EXPENDITURE MONITORING TO 30TH SEPTEMBER 2008

The Committee considered the report of the Planning and Economic Regeneration Director that provided the Committee with the quarterly forecast position, based on information as at the 30th September 2008, in relation to the Portfolio's 2008/9 Revenue Budget.

Members discussed pressures on the Planning budgets this year and the initial forecast overspend of around £200,000; the downturn in the number of major planning applications which would disproportionately affect fee income; as well as the ongoing statutory requirements that were previously supported by 'Planning Delivery Grant', but now to a much lesser extent by the replacement 'Housing and Planning Delivery Grant', which were putting pressure on the Departments budgets this year.

RESOLVED: That

- (1) the progress on the Planning Portfolio's revenue budgets that were subject to risk-based monitoring be noted; and
- (2) the Cabinet and the Overview and Scrutiny (Regeneration and Environmental Services) be requested to consider the pressures on the Planning Department's budgets.

120. WORKS IN DEFAULT WITHIN QUEENS ROAD/BEDFORD ROAD HMRI AREA

The Committee considered the report of the Planning and Economic Regeneration Director that sought authority to carry out works in default in respect of non compliance with a notice under the terms of Section 215 of the Town & Country Planning Act 1990 to the following property within the Queens Road/Bedford Road HMRI area – 51 Hawthorne Road, Bootle.

RESOLVED:

That the Planning and Economic Regeneration Director be authorised to execute the works required by the Section 215 notices in respect of the property at 51 Hawthorne Road, Bootle, pursuant to Section 219 of the Town & Country Planning Act 1990, subject to the necessary funding being provided from Step Clever Initiative funds.

121. TOWN AND COUNTRY PLANNING ACT 1990 APPEALS

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

Appellant	Proposal/Breach of Planning Control	Decision
Ms.L.Bullen	9 Garstang Road, Marshside, Southport – appeal against the refusal to grant planning permission for the construction of a dormer at the front of the dwelling-house.	Dismissed 06.10.08
Mr. and Mrs.Pringle	131 Roe Lane, Southport – appeal against the refusal to grant planning permission for the erection of a two-storey extension to the side of the dwelling-house, after demolition of the existing detached garage, with associated alterations to the roof.	Dismissed 15.10.08
Mrs.K.Readman	85 Gores Lane, Formby – appeal against the refusal to grant planning permission for the demolition of the existing orangery and erection of a two storey extension to the side, two storey extensions to the rear, raising the height of the roof to include the construction of 3 dormers to the front elevation, 1 dormer to the rear, construction of pitched roofs to the garage and outrigger on either side and the construction of a new driveway onto Gores Lane.	Dismissed 27.10.08
Mr.P.Charlton	13 Huntingdon Grove, Lydiate – appeal against the refusal to grant planning permission for the erection of two-storey extension at the side, pitched roof to replace flat roof to existing front/rear dormers, single	Dismissed 27.10.08

storey extension at front/side and
single storey porch at front.

Mr.D.Taylor

Orrell Hill Farm 2 Orrell Hill Lane,
Ince Blundell appeal against the
refusal to grant planning permission
for retrospective permission for the
rebuilding of an existing barn and
single storey outbuildings.

Allowed in
part
23.10.08

RESOLVED:

That the report on appeals under the Town and Country Planning Act
1990, be noted.