

**PLANNING COMMITTEE**

**MEETING HELD AT THE TOWN HALL, BOOTLE  
ON 21 SEPTEMBER 2011**

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

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

Also Present Councillors Porter and Robinson.

**60. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Gustafson and Preece.

**61. DECLARATIONS OF INTEREST**

The following declarations of interest were received:

Member	Item	Interest	Action
Councillor Kelly	Minute No. 65	Prejudicial	Left the room, took no part in the discussion and did not vote thereon
Councillor Griffiths	Minute No. 68	Personal – is a Council appointed representative on the Merseytravel Advisory Panel	Stayed in the room, took part in the discussion of the item and voted thereon

**62. MINUTES OF THE MEETING HELD ON 24 AUGUST 2011**

RESOLVED:

That the Minutes of the Meeting held on 24 August 2011 be confirmed as a correct record.

**63. APPLICATION NO. S/2011/0561 - FORMER BUILD CENTER  
HEYSHAM ROAD, NETHERTON**

The Committee considered the report of the Head of Planning Services recommending that the above application for the Change of Use of part of the site to a Waste Transfer Station including the erection of a metal framed/clad building for construction waste sorting 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.

**64. APPLICATION NO. S/2011/0804 - BEDFORD PRIMARY SCHOOL  
QUARRY ROAD, BOOTLE**

The Committee considered the report of the Head of Planning Services recommending that the above retrospective application for the layout of play equipment be granted subject to the conditions and for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mrs. Eden on behalf of objectors 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 in Late Representations, and subject to an amendment to the existing landscaping conditions requiring:

- (i) specific screening of the blue tunnel contained in the application from the view of Girton Ave and Quarry Rd, Bootle; and
- (ii) the addition of a boundary of trees along the Quarry Road boundary of the site.

**65. APPLICATION NO. S/2011/1001 - LAND ADJACENT TO 34 QUEENS ROAD, CROSBY**

The Committee considered the report of the Head of Planning Services recommending that the above retrospective application for the erection of one pair of two two storey semi-detached dwellinghouses with dormers in the roof space fronting onto Queens Road (Alternative to S/2011/0708, approved 30/06/2011) 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.

**66. APPLICATION NO. DOCS/2011/0111 - ST THOMAS MORE CENTRE, 417-447 LIVERPOOL ROAD, BIRKDALE**

Further to Minute No. 10 of 8 June 2011, the Committee considered the report of the Head of Planning Services recommending that the above application for the approval of details reserved by Condition 33 attached to planning permission S/2011/298 granted 13 June 2011 be granted for the reasons stated or referred to in the report.

The Condition had been included in the decision at the request of planning committee when they considered the application for development of the site.

Two options were submitted for consideration. Option 2 related to a proposed traffic signal controlled junction, whereas Option 2A related to a priority controlled junction with no traffic lights.

Prior to consideration of the application, the Committee received a petition from Mr. Adamson on behalf of objectors against the proposed installation of traffic lights and a response by the applicant's agent, Mr. Williams.

Councillor Porter as Ward Councillor, made representations on behalf of objectors against the proposed development.

**RESOLVED:**

That the details reserved by Condition 33 attached to planning permission S/2011/298, including Option 2 relating to a traffic signal controlled junction be approved for the reasons stated or referred to in the report.

**67. APPLICATION NO. S/2011/0739 - FORMER T E C SITE HEYSHAM ROAD, NETHERTON**

The Committee considered the report of the Head of Planning Services recommending that the above application for the change of use of land to a non-hazardous waste recycling centre including the erection of a detached building for waste treatment and storage and a detached office building (alternative to S/2011/0153 withdrawn 24 May 2011) 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 with a further condition requiring additional screening along the Bechers Business Centre boundary of the site in order to protect the amenity of those business'.
- (2) the Head of Planning Services be requested to ensure that enforcement officers closely monitor the operation of the site and to submit a progress report on the operation of the site to this Committee in six months time.

N.B. Councillor Mrs. L. Cluskey wished her vote against the above decision to be recorded.

**68. 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 Head of Planning Services' report and/or Late Representations (including the verbal update given regarding the indication from MEAS supporting the ecological survey in respect of application No. S/2011/0884); and
- (ii) the applicants entering into any legal agreements indicated in the report or Late Representations:

Application No.	Site
S/2011/0884	19-23 Cambridge Road, Southport
S/2011/1029	Land adjacent 52 Freshfield Road, Formby

**69. APPLICATIONS INSPECTED BY THE VISITING PANEL - 19 SEPTEMBER 2011**

The Committee considered the report of the Head of Planning Services which advised that the undermentioned sites had been inspected by the Visiting Panel on 19 September 2011.

Application No.	Site
S/2011/0804	Bedford Primary School, Quarry Road, Bootle
S/2011/0561	Former Build Center, Heysham Road, Netherton
S/2011/0739	Blue Skips, Heysham Road, Netherton
S/2011/1001	34 Queens Road, Crosby
S/2011/1029	Land adj 52 Freshfield Road, Formby
DOCS/2011/0111	St Thomas Moore Centre, Liverpool Road, Ainsdale
S/2011/0884	19-23 Cambridge Road, Southport

**70. THE DRAFT 'NATIONAL PLANNING POLICY FRAMEWORK' (NPPF) CONSULTATION**

The Committee considered the report of the Head of Planning Services informing members of the content of the Government's consultation draft 'National Planning Policy Framework' (NPPF), and providing suggested comments on the consultation document.

Once finalised, the draft NPPF would formally replace all the existing Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs) and would cover the full range of planning policy.

Members discussed the report and the issues raised and it was suggested that the need to re use vacant homes and residential properties above shop premises should be included and that there should be more emphasis on renewable energy and climate change.

RESOLVED: That

- (1) the key elements of the consultation draft 'National Planning Policy Framework' be noted;
- (2) the proposed consultation response as set out in the report be endorsed; and
- (3) the Head of Planning Services, and the officers involved in preparing the report and suggested comments on the consultation document be congratulated on the work carried out.

**71. PROPOSED SCRAPPING OF LAND REMEDIATION RELIEF**

The Committee considered the report of the Head of Planning Services informing members of the Treasury consultation proposing to scrap Land Remediation Relief, which had closed on 31<sup>st</sup> August 2011, and setting out the Sefton Council's Officer response made to comply with the deadline for submission of responses.

RESOLVED: That

- (1) the key points of the consultation be noted: and
- (2) the Sefton Council's Officer response made to the consultation as now reported be endorsed.

**72. CORE STRATEGY FOR SEFTON: INITIAL REPORT FOLLOWING CONSULTATION ON THE OPTIONS STAGE**

The Committee considered the report of the Head of Planning Services providing Members with an initial summary of consultation received to the Options stage of the Core Strategy and indicating a broad timetable for the next steps.

RESOLVED: That

- (1) the initial results of the consultation following the Options Stage of the Core Strategy and the proposed next steps as now reported be noted; and
- (2) the Head of Planning Services, and the officers involved in carrying out the consultation on the Options Stage be congratulated on the work carried out.

**73. C2 AND C3 USES -CHILDRENS HOMES**

The Committee considered the report of the Head of Planning Services dealing with concerns which had been raised by residents, Councillors, the Police and individual Council departments in respect of a number of children's homes within the borough.

The issues raised had prompted a recognition that Members needed clarification in respect of the planning position, namely;

- (i) to establish the circumstances where planning permission was required, and
- (ii) if such permission was required, whether or not it was likely to be granted.

The complaints had primarily arisen as a result of anti-social activity, noise and disturbance and a proposed approach to dealing with these concerns by requiring those raising them to offer demonstrable evidence of the harm caused, in order for unauthorised uses to be pursued further and appropriate action taken was set out in the report.

**RESOLVED:**

That the proposed approach to dealing with the concerns in respect of children's homes by requiring those raising them to offer demonstrable evidence of the harm caused, in order for unauthorised uses to be pursued further and appropriate action taken, be endorsed.

**74. TOWN AND COUNTRY PLANNING ACT - APPEALS**

The Committee considered the report of the Head of Planning Services on the results of the undermentioned appeals and progress on appeals lodged with the Planning Inspectorate.

Appellant	Proposal/Breach of Planning Control	Decision
Mr. D. Arnold	S/2011/0127 - 2152210 31 - Bold Street, Southport – appeal against a refusal to grant consent for the removal of Condition No. 3 (relating to trees, policy DQ3) pursuant to planning application N/2009/0044 approved 08/04/2009	Allowed
Chapel House (Southport) Ltd.	S/2010/1692 - Chapel House Liverpool Road, Ainsdale appeal against refusal to grant planning permission for the demolition of the existing car showroom, vehicle workshops and residential dwelling and the erection of a replacement building providing showroom, service reception and ancillary office uses, together with improved external vehicle display and car parking provision	Allowed
J.C. Decaux UK Ltd.	S/2011/0277 - Tesco Hawthorne Road, Litherland appeal against refusal to grant advertisement consent for the erection and display of 2 3.18m high internally illuminated 48 sheet advertisement panels, featuring sequential displays at the corner of Hawthorne Road and Church Road	Dismissed

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Mr. P. Keith	S/2011/0174 – 2154483 - Maeldune 90 The Serpentine North, Blundellsands appeal against refusal to grant planning permission for the erection of a first floor extension to the side, extension to the existing observatory to the roof together with a extension to the existing balcony to the rear of the dwellinghouse	Dismissed
Mr. D. Moore	S/2011/0526 – 2156706 - 1 Cobden Road, Southport appeal against refusal to grant planning permission for the erection of a first floor extension to the rear/side of the dwellinghouse	Dismissed
Lydiate Marina Ltd.	S/2010/1082 – 2151354 - Land opposite The Running Horses, Bells Lane, Lydiate, appeal against refusal to grant planning permission for the development of a 135 berth canal marina, including single storey office, maintenance workshop, store and toilet building, marina entrance bridge, landscaping and car parking	Dismissed
Mr. D. Pilkington	S/2011/0408 - 4 Lyndhurst Road, Birkdale appeal against refusal to grant planning permission for the erection of a single storey extension to the rear of the dwellinghouse (Re- submission of S/2010/1732, withdrawn 14/02/2011)	Dismissed

RESOLVED:

That the report be noted.