

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, BOOTLE
ON 15 DECEMBER 2010**

PRESENT: Councillor Tweed (in the Chair)

Councillors L. Cluskey, Dodd, Dorgan, Griffiths,
Gustafson, Hands, Hough, Ibbs, Jones, Kelly and
Sumner.

Also Present Councillor Parry

105. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Byrne and Preston, and Councillors Howe and Blackburn (substitute members).

106. DECLARATIONS OF INTEREST

The following declarations of interests were received:

Member	Item	Interest	Action
Councillor Dodd	Application No. S/2010/1441 Swimscool, Unit 8 Slaidburn Crescent, Southport	Personal – knows the applicant	Remained in the room, took part in the discussion and the voting thereon.
Councillor Tweed	Application No. S/2010/1592 - 23 Orrell Road, Bootle.	Personal – knows the petitioners.	Left the room, took no part in the discussion and did not vote thereon.
Councillor Kelly	Application No. S/2010/1592 - 23 Orrell Road, Bootle.	Personal – knows the petitioners.	Left the room, took no part in the discussion and did not vote thereon.
Mr. J. Alford, Planning and Economic Regeneration	Application No.N/2010/1434 - 30 Highfield Park, Maghull	Personal – the resident of the property is a member of his staff.	Stayed in the room, but took no part in consideration of the item

Mrs. S. Tyldesley, Planning and Economic Regeneration	Application No.N/2010/1434 - 30 Highfield Park, Maghull	Personal – the resident of the property is a colleague	Stayed in the room, but took no part in consideration of the item
Mr. J. Alford, Planning and Economic Regeneration	Application No.S/2010/1248 – 121a Sefton Street, Southport	Personal – knows the applicant's Agent	Stayed in the room, but took no part in consideration of the item

107. MINUTES OF THE MEETING HELD ON 10 NOVEMBER 2010

RESOLVED:

That the Minutes of the meeting held on 10 November 2010 be confirmed as a correct record.

108. APPLICATION NO. S/2010/1416 - TITHEBARN LANE / GIDDYGATE LANE, MELLING

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the erection of a storage building for animal feeds / bedding, tractor and accessories storage and 3 polytunnels including a new access onto Giddygate Lane (alternative to S/2010/0237) be approved for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mrs. Harrison on behalf of objectors to the application and a response from the applicant, Mrs. McGreavey.

RESOLVED:

That the recommendation be approved and the application be granted for the reasons stated within the report and subject to the conditions referred to in the report and the amended plan and additional condition and reason set out in Late representations.

109. APPLICATION NO. S/2010/1441 - SWIMSCOOL, UNIT 8 SLAIDBURN CRESCENT, SOUTHPORT

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the change of use of former industrial premises to a swimming pool including an extension to the front elevation, to be used in conjunction with the adjacent leisure premises be approved for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr. Roberts on behalf of objectors to the application and a response from Mr. Anderson on behalf of the applicant.

RESOLVED:

That the recommendation be approved and the application be granted for the reasons stated within the report and subject to the conditions referred to in the report and in accordance with the amended plans referred to in late representations.

110. APPLICATION NO. S/2010/1465 - 58 STAND PARK AVENUE, NETHERTON

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the erection of a terrace of three two-storey dwellings after demolition of the existing 22 lock-up garages be approved for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr. Seddon on behalf of objectors to the application and a response from Mr. Diaz on behalf of the applicant.

RESOLVED:

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

Councillor Tweed vacated the Chair and the Chair was taken by Councillor Gustafson.

111. APPLICATION NO. S/2010/1592 - 23 ORRELL ROAD, BOOTLE

The Committee considered the report of the Planning and Economic Development Director recommending that the above application for the change of use from A1 retail to A5 hot food takeaway, including a new shop front and roofing over rear yard and side passageway to provide storage area (re-submission of S/2010/0335 refused 24/06/2010) be refused for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mrs. Madden on behalf of objectors to the application and a response from Mr Farley on behalf of the applicant.

RESOLVED:

That the recommendation be not agreed and the application be approved in principle subject to the Planning and Economic Development Director

submitting a further report to the next meeting of the Committee setting out proposed conditions regarding the use of the premises.

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

Councillor Gustafson vacated the Chair and the Chair was re-taken by Councillor Tweed.

112. APPLICATIONS FOR PLANNING PERMISSION - APPROVALS

RESOLVED: That

- (1) the following applications be approved, subject to:-
 - (a) the conditions (if any) and for the reasons stated or referred to in the Planning and Economic Development Director's report and/or Late Representations 1; and
 - (b) the applicants entering into any legal agreements indicated in the report or Late Representations:

Application No.	Site
S/2010/1050	Thornton – Switch Island Link, Dunnings Bridge Road, Netherton
S/2010/1352	Land adjacent to Wakes Farm, Long Lane, Thornton
S/2010/1360	Orrell Hill Farm, Orrell Hill Lane, Ince Blundell
S/2010/1434	30 Highfield Park, Maghull
S/2010/1459	Land to rear 28 Hoghton Street, Southport
S/2010/1466	Land and premises to the rear of 110/112 Park Street/Langdale Street, Bootle

- (2) In respect of Application No. S/2010/1459 Land to rear 28 Hoghton Street, Southport the Planning and Economic Development Officer be requested to contact the applicant regarding the condition of the site.

113. APPLICATIONS FOR PLANNING PERMISSION - REFUSALS

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

Application No.	Site
S/2010/1248	121a Sefton Street, Southport
S/2010/1419	Maricourt High School, Damfield Lane, Maghull
S/2010/1429	48 Carr House Lane, Ince Blundell

RESOLVED: That

- (1) the following applications be refused for the reasons stated or referred to in the Planning and Economic Regeneration Director's report and/or Late Representations 1 and 2

Application No.	Site
S/2010/1248	121a Sefton Street, Southport
S/2010/1419	Maricourt High School, Damfield Lane, Maghull

- (2) It be noted that the following application has been withdrawn:-

Application No.	Site
S/2010/1429	48 Carr House Lane, Ince Blundell

114. APPLICATIONS TO BE INSPECTED BY THE VISITING PANEL - 13 DECEMBER 2010

The Committee considered the report of the Planning and Economic Development Director which advised that the undermentioned sites had been inspected by the Visiting Panel on 13 December, 2010.

Application No	Site
S/2010/1465	58 Stand Park Avenue, Netherton
S/2010/1416	Land at Giddygate Lane/Tithebarn Lane, Melling
S/2010/1434	30 Highfield Park, Maghull
S/2010/1575	Rear of 146 Deyes Lane, Maghull
S/2010/1419	Maricourt High School, Damfield Lane, Maghull
S/2010/1503	Central Square, Maghull Town Centre

S/2010/1441	Unit 8, Swimscool, Slaidburn Crescent, Southport
S/2010/1620	14 Cambridge Road, Formby
S/2010/1429	48 Carr House Lane, Ince Blundell
S/2010/1352	Wrakes Farm, Long Lane, Thornton

RESOLVED:

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

115. TOWN AND COUNTRY PLANNING ACT - APPEALS

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

Appellant	Proposal/Breach of Planning Control	Decision
Mr. M. Jump	24 Duke Street, Formby - S/2010/0532 – APP/M4320/A/10/2135422/WF - appeal against a refusal of the Council to grant planning permission for the Erection of a two storey dwelling with rooms in the roofspace after demolition of the existing dwelling. (Alternative to S/2009/1017 withdrawn 13/12/2009)	Allowed 19/11/10
Mr. J. Lee	The Walnut Tree 19 Orrell Road, Bootle - S/2010/0464 - APP/M4320/A/10/2133574/NWF - appeal against a refusal of the Council to grant planning permission for the conversion of the existing public house into 1 dwelling on the ground floor and 2 self-contained apartments to the first floor, including storage and parking of commercial vehicles in the car park area to the side and new boundary walls and access gates to the front/side.	Dismissed 11/11/10
Mr. M. Tully	Land to be severed from 8 Salford Road, Ainsdale - S/2010/0660 - APP/M4320/A/10/2135369/WF - appeal against a refusal of the Council to grant planning permission for the erection of one detached dormer bungalow on land to be severed from the rear garden and widening existing gates and vehicular access	Dismissed 24/11/10

Mr. I. Waring 73 Pinfold Lane, Ainsdale - S/2010/0946 – Dismissed
APP/M4320/D/10/2138277 - appeal against 26/11/10
a refusal of the Council to grant planning
permission for the erection of a first floor
extension to the rear of the dwellinghouse.

RESOLVED:

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

116. PREPARATION OF SEFTON'S CORE STRATEGY - AN UPDATE

The Committee considered the report of the Planning and Economic Development Director informing Members of the results of early consultation undertaken since the report on the findings of the Green Belt Study in September 2010; the report having been deferred by Cabinet. The results of the Study, together with emerging information, would inform the preparation of an Options paper which would be presented to Members in January 2011.

RESOLVED: That

- (1) the report be noted; and
- (2) the Members' Working Group as set out in paragraph 2.12 of the report submitted, consisting of the chair and party spokespersons of this Committee, and the Cabinet Members for Regeneration, Environmental and Communities and the relevant spokespersons, be reconvened.

117. DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT PROPOSED PLANNING CHANGE TO PERMITTED DEVELOPMENT RIGHTS PROMOTING THE RIGHT TO CREATE FREE SCHOOLS.

The Committee considered the report of the Planning and Economic Development Director advising Members of the newly published consultation document issued by the Department of Communities and Local Government (DCLG) which intended to alter secondary legislation to allow buildings in any use to convert to purely a school use.

The purpose of the proposals was to support the Department for Education's policy on new free schools and there was a shorter than normal consultation period with the document as Minister's wished to make the necessary changes for the beginning of the 2011 academic year. A copy of the consultation questionnaire including proposed responses prepared by the Planning and Economic Development Director was appended to the report.

RESOLVED:

- (1) the potential impact of the proposed change be noted; and
- (2) the response to the consultation document prepared by the Planning and Economic Development Director be approved.

118. DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT CONSULTATION ON PROPOSALS FOR CHANGES TO PLANNING APPLICATION FEES.

The Committee considered the report of the Planning and Economic Development Director advising Members of the newly published consultation document on the setting of planning application fees locally.

The consultation paper 'Proposals for changes to planning application fees in England' had been published by the Department of Communities and Local Government (DCLG) and responses were requested by 7 January 2011.

The report referred to the likely implications of the changes for Sefton, and details of consultation questions together with proposed responses prepared by the Planning and Economic Development Director were included in the report.

RESOLVED:

- (1) the potential impact of the proposed change be noted; and
- (2) the response to the consultation document prepared by the Planning and Economic Development Director be approved.

119. NEIGHBOURING AUTHORITY CONSULTATION BY KNOWSLEY METROPOLITAN BOROUGH COUNCIL ON THE KIRKBY TOWN CENTRE OUTLINE PLANNING APPLICATION

The Committee considered the report of the Planning and Economic Development Director advising Members of a recent neighbouring authority consultation by Knowsley Metropolitan Borough Council on the latest Kirkby Town Centre planning application and seeking retrospective endorsement of officer comments submitted on 15 November 2010.

RESOLVED: That

- (1) the report be noted; and
- (2) the officer comments previously submitted to Knowsley Metropolitan Borough Council be endorsed.

120. NEIGHBOURING AUTHORITY CONSULTATION BY LIVERPOOL CITY COUNCIL ON THE EDGE LANE RETAIL PARK PLANNING APPLICATION, OLD SWAN, LIVERPOOL

The Committee considered the report of the Planning and Economic Development Director advising Members of a recent neighbouring authority consultation by Liverpool City Council on the Edge Lane Retail Park planning application and seeking retrospective endorsement of officer comments submitted on 26 November 2010.

RESOLVED: That

- (1) the report be noted; and
- (2) the officer comments previously submitted to Liverpool City Council be endorsed.

121. PRESTON TITHEBARN DEVELOPMENT - SECRETARY OF STATE'S DECISION

The Committee considered the report of the Planning and Economic Development Director advising Members of the Secretary of State's decision on the Preston Tithebarn planning application which had been called-in for public inquiry earlier in the year.

The planning application had been called-in for a public inquiry which took place between 18 May and 30 June 2010 and the Secretary of State for Communities and Local Government had granted planning permission for the proposed development on 22 November 2010.

The Planning and Economic Regeneration Director also verbally reminded Members of a recent consultation by Wirral Metropolitan Borough Council on an outline planning application for Wirral Waters, 'the creation of a new city neighbourhood' at East Float, Birkenhead (Minute No. 161, 10 February 2010 refers) and advised that this application had not been called-in for a public inquiry.

RESOLVED:

That the report be noted.

122. REVISED VALIDATION PROCEDURES FOR PLANNING APPLICATIONS

The Committee considered the report of the Planning and Economic Development Director informing Members of the requirement to update and revise local validation requirements

RESOLVED: That

the local checklists as amended, following consultation, be approved and be adopted for use by the Planning and Economic Regeneration Directorate from 1 January 2011.