

PLANNING COMMITTEE

**MEETING HELD AT THE TOWN HALL, SOUTHPORT
ON 29 JUNE 2011**

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

Councillors Atkinson, Ball, L. Cluskey, Dodd,
Dorgan, Griffiths, Preece, Roberts and Lord Fearn

Also Present Councillors Dutton, Jones and Porter

17. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M.Fearn,
Gustafson, Sumner, Tonkiss, Howe and Gibson.

18. DECLARATIONS OF INTEREST

The following declarations of interest were received:

Member	Item	Interest	Action
Ball	Application No.S/2011/0636 Units 6-10 Sherwood House, 54-58 Station Road, Ainsdale	Prejudicial – has previously expressed views on the application	Left the room, took no part in the discussion and did not vote thereon
Griffiths	Application No.S/2011/0636 Units 6-10 Sherwood House, 54-58 Station Road, Ainsdale	Prejudicial – has previously expressed views on the application	Left the room, took no part in the discussion and did not vote thereon
Preece	Application No.S/2011/0636 Units 6-10 Sherwood House, 54-58 Station Road, Ainsdale	Prejudicial – has previously expressed views on the application	Left the room, took no part in the discussion and did not vote thereon

Kelly	Application No.S/2011/0636 Units 6-10 Sherwood House, 54-58 Station Road, Ainsdale	Prejudicial – is a relative of retailer occupying an adjacent unit	Left the room, of took no part in the discussion and did not vote thereon
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19. MINUTES OF THE MEETING HELD ON 8 JUNE 2011

RESOLVED:

That the Minutes of the meeting held on 8 June 2011 be confirmed as a correct record.

**20. APPLICATION NO.S/2011/0503 - T & D METAL FABRICATIONS,
69 ORMSKIRK ROAD, AINTREE**

The Committee considered the report of the Head of Planning Service recommending that the above application for advertisement consent for the display of a non-illuminated fascia and direction sign on the front elevation and a non-illuminated fascia sign on the side elevation and a free-standing non-illuminated sign post on the front forecourt be partially granted and partially refused for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr.Lee the applicant in support of his application and a response from Mrs.Tyldesley on behalf of the Planning Department.

RESOLVED: That

- (1) the recommendation for partially granting the application be approved and the application be granted for the reasons stated and subject to the conditions referred to within the report; and
- (2) the recommendation for partially refusing the application be not approved and the application be granted for the reason: sign b was considered acceptable in terms of its impact on visual amenity and highway safety and subject to condition 1 referred to within the report.

**21. APPLICATION NO.S/2011/0685 - SITE FOR MAST ADJOINING
BANKFIELD NURSERIES, 99 BANKFIELD LANE, SOUTHPORT**

The Committee considered the report of the Head of Planning Service recommending that the above application for prior notification procedure

for the erection of a 15 metre high dual user telecommunications mast and associated ground based equipment cabinets be granted for the reasons stated or referred to in the report.

RESOLVED:

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

22. APPLICATION NO.S/2011/0636 - UNITS 6-10, SHERWOOD HOUSE, 54-58 STATION ROAD, AINSDALE

The Committee considered the report of the Head of Planning Service recommending that the above application for alterations to units 6-10 Sherwood House (to form a single retail unit) comprising - the installation of a new shopfront with ATM, air-conditioning and chiller units plus a 2.4 metre high fence to the rear and external works be granted for the reasons stated or referred to in the report.

Prior to consideration of the application, the Committee received a petition from Mr.Keen on behalf of objectors against the proposed development and a response from Mr.McGee on behalf of the applicant.

Councillors Porter and Jones, as Ward Councillors, made representations 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.

23. 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 Service's report and/or Late Representations; and
- (ii) the applicants entering into any legal agreements indicated in the report or Late Representations:

Application No.	Site
S/2011/0605	Mount Hotel, 40 Galsworthy Avenue, Bootle
S/2011/0687	81 Church Road, Formby
S/2011/501	48 Alexandra Road, Southport

S/2011/0708

Land Adjacent to 34 Queens Road, Crosby

24. APPLICATION NO.S/2011/0652 - 12 SHAWS ROAD, BIRKDALE

The Committee considered the report of the Head of Planning Service recommending that the above application for outline planning permission with all matters reserved for the erection of a pair of semi-detached properties on land to the rear of 10 & 12 Shaws Road be granted for the reasons stated or referred to in the report.

RESOLVED:

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

25. APPLICATION NO.S/2011/0242 - HIGHTOWN DUNE RESTORATION PROJECT BETWEEN CROSBY MARINE LAKE AND BLUNDELLSANDS SAILING CLUB, THORNBECK AVENUE, HIGHTOWN

The Committee considered the report of the Head of Planning Service recommending that the above application for:

- (i) The reduction in height and extent of mobile sand dunes at Crosby through the removal of up to 30,000 cubic metres of sand;
- (ii) The transport of the removed sand along a temporary haulage route to Hightown;
- (iii) The placement of transported sand to reinforce the existing sand dunes at Hightown to their 1979 seaward extent;
- (iv) The removal of the existing hard defence at Blundellsands Sailing Club and its replacement with a new revetment structure; and
- (v) The placing of a rock armour groyne to the North of the Hightown frontage.

be delegated to Head of Planning Service to approve subject to confirmation of the view of Natural England as detailed within the report.

RESOLVED:

That the recommendation be approved and the consideration of the application be delegated to Head of Planning Service to approve, subject to confirmation of the view of Natural England, as detailed within the report.

26. COMMUNITIES AND LOCAL GOVERNMENT CONSULTATION - PLANNING FOR TRAVELLERS

The Committee considered the report of the Head of Planning Service that sought the Committee's views on the Government's consultation paper entitled "Planning for Travellers". Detailed within the report were proposed responses to the consultation paper to be sent to the Department of Communities and Local Government as the Council's response to the consultation.

RESOLVED:

That the responses to the Planning for Travellers consultation paper, as detailed within the report, be sent to the Department of Communities and Local Government as the Council's response to the consultation.

27. HOUSING AND ECONOMIC DEVELOPMENT EVIDENCE BASE OVERVIEW STUDY - KEY FINDINGS FOR SEFTON

The Committee considered the joint report of the Director of Built Environment and the Head of Planning Service that provided information on the key findings for Sefton of the Housing and Economic Development Evidence Base Overview Study, in order that this document could inform the evidence base for the Local Development Framework and specifically the ongoing Options Consultation Stage of the emerging Core Strategy.

RESOLVED:

That the key findings of the study to review the Housing and Economic Development Evidence Base Overview Study, as detailed within the report, be noted.

28. PLANNING PROCEDURES

The Committee considered the report of the Head of Planning Service that provided information to review the present procedures with respect to planning applications and recommend changes to improve the service to members of the public. The report also detailed the consultation responses for pre-application charging and confirmed the introduction of charges for pre-application advice subject to Cabinet approval.

RESOLVED: That

- (1) the proposals and recommendations with respect to planning applications and changes aimed to improve the service to members of the public, as detailed within the report, be approved; and

- (2) the Cabinet be requested to approve the proposals for pre-application charging.

29. CONSULTATION ON CORE STRATEGY FOR SEFTON - UPDATE

The Committee considered the report of the Head of Planning Service that provided an update on the consultation taking place on the Core Strategy for Sefton. The report also sought the Committee's view on what further consultation, if any, they would like to take place.

Three options were presented:

- (i) directly notify every household and business in the borough;
- (ii) increase in the number of 'drop-in' sessions; and
- (iii) organise focus groups to provide snap-shot opinion across the borough.

The Committee discussed the report and its addendum contained within Late Representations. The Committee concluded that option (i) costing in the region of £75,000 to £100,000 was prohibitively expensive and was consequently rejected. Option (ii), an increase in the 'drop-in' sessions was supported. Option (iii) the organisation of focus groups to provide snap-shot opinion across the borough, was supported subject to budgetary funding being identified.

RESOLVED: That

- (1) the report and the above comments of the Committee be noted;
- (2) the Head of Planning Service be requested to progress option (ii); and
- (3) subject to the identification of budget funding, the Head of Planning Service be requested to progress option (iii).

30. TOWN AND COUNTRY PLANNING ACT 1990 - APPEALS

The Committee considered the report of the Head of Planning Service that advised of the progress on appeals lodged with the Planning Inspectorate.

RESOLVED:

That the report be noted.