

# PLANNING SUB-COMMITTEE

Tuesday, 3 March 2020

<u>Present:</u>	Councillor	S Kelly (Chair)	
	Councillors	G Davies	A Gardner
		S Foulkes	I Lewis
		S Frost	G Watt
<u>Apologies</u>	Councillors	S Whittingham	
		A Leech (ex-Officio)	

## 23 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 18 February 2020 for approval.

**Resolved – That the minutes of the meeting held on 18 February 2020 be approved.**

## 24 DECLARATIONS OF INTEREST

Members of the committee were asked whether they had any personal or prejudicial interests in connection with any application on the agenda and, if so, to state the nature of the interest.

**No such declarations were made.**

## 25 COMMITTEE REPORT 03.03.2020

### Retailing & Town Centres

Members of the Sub Committee discussed Policy CS25 Hierarchy of Retail Centres. Members voiced concerns that some shopping parades were not mentioned within this policy. Members were advised that smaller clusters of shops and parades sit outside the main centres. These are monitored on an ongoing basis and their role in serving local areas could receive protection under the terms of Policy CS26.

Members of the Sub Committee discussed Policy CS26 Criteria for Development within Existing Centres & Parades. Members questioned whether the wording “In all centres” in the last paragraph within the boxed section in Policy CS26 also applied to parades. It was confirmed that this was the intention and that the policy could be amended to provide better

clarification. It was also noted that there was no definition of “parade” listed within the policy. After discussing the role that certain types of shops can have in supporting local communities, it was recommended that thought be given to including local shops and parades within the glossary of the Local Plan.

Members of the Sub Committee discussed Policy CS27 Food and Drink and Night Time Uses in Existing Centres. Members sought clarification for the definition of a “dwelling house” and what points the 40m distance between a dwelling house and a relevant business was measured from. Members were informed that the intention is to carry existing supplementary guidance forward which elaborates on the definition. 40 metres would be measured along the public highway from the main elevation of a dwelling house or a building solely in use as self-contained flats. Members supported the proposed restrictions on the sale of hot food and concluded that this would enable the Local Planning Authority to ensure applicants give health matters full consideration.

Members of the Sub Committee discussed Policy CS28 Town and Local Centre Impact Assessments, which will require applicants to assess the impact on existing centres if out of centre retail floorspace would exceed local thresholds. Members noted that 4 districts were named within Policy CS25 but only 3 are listed in Policy CS28. Members were informed that there was a space between Woodchurch Rd and Prenton. There should be 3 district centres: Bromborough Village, Hoylake and Woodchurch Road, Prenton. Policy CS25 would be corrected to reflect this.

Members of the Sub Committee noted the contents of Policy CS29 Criteria for Edge-of-Centre and Out-of-Centre Facilities.

### **Minerals**

Members discussed Policy xxx Proposals for Minerals Development. The policy had been drafted having regard to national guidance and the consultant’s report enclosed as Appendix 3.

Members of the Sub Committee noted the contents of Policy xxx Maintaining Supply of Aggregates.

Members of the Sub Committee noted the contents of Policy 3 Safeguarding Mineral Reserves and Infrastructure.

Members of the Sub Committee discussed the contents of Policy xxx Oil Gas and Development. It was recommended that the second bullet point be amended to ensure measures would be in place to prevent adverse impact on ‘the underlying integrity of the geological structure’.

Members of the Sub Committee noted the contents of Policy xxxx Substitute, Secondary and Recycled Aggregates.

Members of the Sub Committee noted the contents of Policy xxxx Restoration.

**Date of next meeting**

It was noted that this was the last planned meeting of the Planning Sub Committee. Members of the Planning Committee agreed that they would like to meet again before the Local Plan policies are approved to go over any final details.