

**WIRRAL COUNCIL**  
**PLANNING SUB COMMITTEE**  
**1 OCTOBER 2019**

<b>TITLE</b>	<b>EMERGING WIRRAL LOCAL PLAN – WORKING DRAFT POLICIES: CRITERIA FOR RESIDENTIAL DEVELOPMENT</b>
<b>REPORT OF</b>	<b>INTERIM CORPORATE DIRECTOR FOR ECONOMIC AND HOUSING GROWTH</b>

**1.0 REPORT SUMMARY**

- 1.1 The Council is in the process of preparing policies for the emerging Local Plan, which is scheduled for submission to the Secretary of State in November 2020.
- 1.2 The Planning Sub Committee was established by Planning Committee on 18<sup>th</sup> July 2019 to make recommendations, in consultation with the relevant Overview and Scrutiny Committee, to the Cabinet on the policies that will be included in the Local Plan for the Borough.
- 1.3 A series of meetings have been scheduled to consider working draft policies for the emerging Local Plan.
- 1.4 The purpose of this meeting is for Members to consider the contents of the initial working draft policies that would include criteria for assessing planning applications for residential development including new housing development, self-contained flats, houses in multiple occupation, extensions, affordable and accessible housing, which are enclosed in Appendix 1.

**RECOMMENDATION**

1. That Planning Sub Committee considers the content of the initial working draft policies for residential development set out in Appendix 1, and decide if there are matters that should be given further consideration by officers before reports for Cabinet are finalised.

## **SUPPORTING INFORMATION**

### **2.0 REASON/S FOR RECOMMENDATION/S**

2.1 To assist in the preparation of the Local Plan.

### **3.0 OTHER OPTIONS CONSIDERED**

3.1 It was considered if full Planning Committee should do this work, but it was concluded that a smaller group would be more effective in progressing the work in the timescales required.

### **4.0 BACKGROUND INFORMATION**

4.1 The Council is currently preparing its Local Plan for submission to the Secretary of State in November 2020. A key aspect of this work is the review and development of Development Management (DM) policies, which upon the adoption, will be used to determine planning applications.

4.2 There are a number of tasks which need to be undertaken commencing in September 2019, which include:

- 1 Reviewing existing DM policies.
- 2 Revising these policies to ensure that they are up to date and take account of current and emerging agendas, for example, climate change.
- 3 Writing new policies, in relation to such matters as Houses in Multiple Occupation and car parking standards, to ensure that the Council is able to effectively manage development in the Borough.
- 4 Regularly review policies to ensure they remain relevant, up to date and represent best practice.

4.3 These can be encompassed by the Planning Committees terms of reference under the Council's Constitution which include "in consultation with the relevant Overview and Scrutiny Committee to make appropriate recommendations to the Cabinet on the formulation of the Local Development Plan for the Borough."

4.4 These tasks are urgent and need to be completed within the timescales set out for the submission of the Local Plan as the council is still under threat of intervention by Government if it does not meet the timescales.

4.5 Discussions have taken place with the Local Plan Member Advisory Group (consisting of the Group Leaders and Chair of Planning Committee), the Cabinet Member for the Local Plan, the Cabinet Member for Housing and Planning, the Chair of Planning Committee and the Party spokespersons and it is the collective view that the Planning Committee is best placed to do this detailed work on Development Management policies, given the role of Planning Committee and the expertise it contains. The sub-committee would be supported in this work by the Council's professional planning officers and it would draw on best practice from across the country.

### **5.0 FINANCIAL IMPLICATIONS**

5.1 There are no financial implications from this report.

## 6.0 LEGAL IMPLICATIONS

6.1 The Sub-committee is comprised of members or deputy members of the Planning Committee. Deputies for the Sub-Committee will be drawn from the list of deputies for the Planning Committee.

6.2 The Sub- Committee terms of reference can be no wider than those conferred upon the Planning Committee in the Council's Constitution. The Planning Committee will agree the matters which are to be within the remit of the Planning Sub-Committee

6.3 Local plans must be positively prepared, justified, effective and based on up to date relevant evidence about the economic, social, environmental characteristics and prospects for the area consistent with national policy in accordance with the Planning and Compulsory Purchase Act 2004 (as amended). The emerging Local Plan cannot be formally adopted as part of the statutory Development Plan unless it is found to be legally compliant and sound following independent examination.

## 7.0 RESOURCE IMPLICATIONS: ICT, STAFFING AND ASSETS

7.1 This sub-committee will be supported by the Council's existing planning staff.

## 8.0 RELEVANT RISKS

8.1 If the work set out in this report is delayed, the Council may not be able to meet its timetable for submission of the Local Plan, which could result in Government intervention.

**REPORT AUTHOR:** *Eddie Fleming*  
*Principal Planning Officer, Forward Planning*  
telephone: (0151-691-8129)  
email: [eddiefleming@wirral.gov.uk](mailto:eddiefleming@wirral.gov.uk)

## APPENDICES

### 1. Initial Working Draft Policies: Criteria for Residential Development

## BACKGROUND DOCUMENTS

None

## SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Planning Committee	18 <sup>th</sup> July 2019