

# Public Document Pack

## PLANNING SUB-COMMITTEE

Tuesday, 3 December 2019

Present:

Councillor S Kelly (Chair)

Councillors	G Davies	S Hayes
	S Foulkes	S Kelly
	S Frost	G Watt
	A Gardner	S Whittingham

Apologies

Councillors I Lewis

### 1 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 7 November 2019 for approval.

**Resolved – That the minutes of the meeting held on 7 November 2019 be approved.**

### 2 MEMBERS' CODE OF CONDUCT - 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.

**Councillor S Foulkes declared a non-prejudicial interest with regards to his employment.**

### 3 EMERGING WIRRAL LOCAL PLAN - WORKING DRAFT POLICIES: BUSINESS AND INDUSTRY

#### POLICY CS13 EMPLOYMENT LAND REQUIREMENT

Members discussed the draft policies in respect of; Policy CS13 – Employment Land Requirement.

Members noted that the plan period should be between 2020 and 2035. It was agreed that this would be amended.

Questions were raised over figures in the policy being marked as “xxxx” and members wanted to know when those figures were likely to be specified.

Members were advised that the Issues and Options Document is currently being prepared for consideration by Cabinet and the Council on 13<sup>th</sup> January 2020. When approved, this would set out the Council's view on the amount of land needed for future development and would be subject to public consultation for a period of 8 weeks.

**Recommendation – That the working draft policy for Employment Land Requirement be amended and given further consideration by officers.**

### **POLICY CS14 PRIORITY SECTORS**

Members discussed the draft policies in respect of; Policy CS14 – Priority Sectors.

Members felt that more modern language could be used within the policy regarding green technology and reference should be made to the climate emergency. It was queried whether language in the policy could be used to encourage industries that would tackle the climate emergency and move away from those that have and adverse effect on the climate.

Members asked what consultation has taken place with the economic development team as well as with Liverpool City Region.

The Interim Corporate Director for Economic and Housing Growth confirmed that there are constant conversations across the Liverpool City Region on employment matters to ensure that there is alignment amongst its members. Members were also advised that the proposed strategic priorities for the Local Plan would be laid out in the Issues & Options Document. This would include specific chapters on each of the key themes and could expand on the council's ambition, green technology and businesses for the future.

Consultation is scheduled to commence following approval by Cabinet and the Council during January. The Liverpool City Region partners, the Chamber of Commerce and businesses will be able to provide feedback for the policy documents.

The chair indicated that it would be good practice to involve stakeholders such as the Chamber of Commerce at an early stage.

The Interim Corporate Director for Economic and Housing Growth agreed that sharing the draft emerging policies with outside agencies such as the Chamber of Commerce would be useful and that they would investigate setting up a focus group with local businesses.

Members discussed the issues of pushing for growth in an environmentally sustainable manner and it was agreed that reference to economic growth should be prefaced with the words “environmentally sustainable”.

**Recommendation – That the working draft policy for Priority Sectors be given further consideration by officers.**

### **POLICY CS15 CRITERIA FOR EMPLOYMENT DEVELOPMENT**

Members discussed the draft policies in respect of; Policy CS15 – Criteria for Employment Development.

Members sought clarity on the terms used within the policy regarding “existing centres” and “facilities”. Members were informed of the meaning and it was agreed that further clarification be included within the policy.

The chair asked if further consideration could be given to existing businesses and how a new development might affect them in terms of noise/pollution/smells etc. The Principal Planning Officer agreed that further clarification could be added to the policy.

**Recommendation – That the working draft policy for Employment Sectors be revised and given further consideration by officers.**

### **POLICY CS16 CRITERIA FOR PORT-RELATED DEVELOPMENT**

Members discussed the draft policies in respect of; Policy CS16 – Criteria for Port-Related Development.

Members sought clarification on what an acceptable adverse impact on water quality might be. Members were advised that statutory consultees such as the Environment Agency and Natural England would provide guidance, but consideration could be given to alterations to ensure there would be “no unacceptable impact on water quality”.

**Recommendation – That the working draft policies for Port-Related Development be given further consideration by officers.**

### **POLICY CS17 PROTECTION ON EMPLOYMENT LAND**

Members discussed the draft policies in respect of; Policy CS17 – Protection on Employment Land.

Members raised the issue of 'land banking' and what the council could do to ensure landowners were actively marketing their land for employment purposes.

The Interim Corporate Director for Economic and Housing Growth confirmed that in such cases, evidence of previous marketing from developers and landowners would be sought and if the proposed development was not found to address the criteria policy then the application should not be supported.

Members discussed the flexibility of this policy and whether it gave enough options to help develop employment land in the most positive way.

The Interim Corporate Director for Economic and Housing Growth clarified that this policy was specifically for the protection of employment land and that the Economic Regeneration Strategy of the Council will provide the context for the types of business needed for sustainable growth in Wirral.

**Recommendation – That the working draft policies for Protection of Employment Land be noted and given further consideration by officers.**

#### **POLICY CS17A LAND ALLOCATED FOR NEW STRATEGIC EMPLOYMENT DEVELOPMENT**

Members discussed the draft policies in respect of; Policy CS17A – Land Allocated for new Strategic Employment Development and noted the need for this to be aspirational.

**Recommendation – That the working draft policy for Land Allocated for new Strategic Employment Development be noted and given further consideration by officers.**