

## **Planning Committee**

**14 March 2024**

Addendum Report

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### Update on the Council's emerging Local Plan

On 4<sup>th</sup> March 2024 the Council received the post-hearing note prepared by the Planning Inspectors appointed to carry out the examination into the Wirral Local Plan. The note sets out the Inspectors' view on certain matters and what should now be done. It should be read as the Inspectors' initial thinking and is without prejudice to any findings they may ultimately come to.

The Inspectors' view is that the Plan, as submitted, is unsound. Their view is also that the Plan may be capable of being made sound via main modifications.

For the purposes of decision making, the post-hearing note does not change the status of the emerging Local Plan. The Plan is at an advanced stage and weight may be given to relevant policies in the emerging plan in accordance with the requirements of paragraph 48 of the National Planning Policy Framework, as set out in the officer report.

### **Agenda Item 5 – RVC/23/01413: 100 and 102 Meols Drive, West Kirby, CH48 5DB**

One further item of correspondence in objection to the proposed development has been received since the publication of the agenda.

This correspondence expresses criticism of the Council's handling and reporting of the parent application for the apartment development on this site, particularly in relation to the scale and massing of the approved development, and expresses criticism of the Council's complaints procedure. Neither of these criticisms are material to the consideration of the Section 73 application now before the Committee.

There is an extant planning permission for an apartment development on this site which was properly considered and debated by the Planning Committee on 4<sup>th</sup> August 2022 prior to the decision being issued on 14 April 2023 upon completion of the Section 106 agreement. Members were presented with sufficient information to

enable them to reasonably understand the siting, scale and massing of the development at that committee meeting and this Section 73 application does not propose any change to the siting, scale and massing of the approved building. That planning permission was not subject to legal challenge during the judicial review period and therefore stands as a fallback position and a material consideration in the determination of the current application to which substantial weight may be attached in the overall planning balance. There is no question over the validity of the extant planning permission.

The correspondence also agrees that the amendments proposed can be properly considered under a Section 73 application.