

**MAGHULL TOWN COUNCIL**  
**FULL COUNCIL**  
**HELD 13<sup>th</sup> AUGUST 2019**

**PRESENT** - Councillor Josh Burns (In the Chair) and Councillors (Cllrs): June Burns, Carr, Desmond, Doherty, Ferguson, McKinley and Sharp

**ALSO PRESENT** – A. McIntyre (Town Clerk), P. Dillon (Community Services Manager), S. Larking (minutes) and E. Landor and P. Landor from Landor Planning Consultants Ltd.

The Mayor welcomed all to the meeting.

1. **APOLOGIES FOR ABSENCE**: Apologies received from Cllrs Carlsen, Lloyd, J. Sayers and Y. Sayers
2. **DECLARATION OF INTERESTS**: None received.
3. **PUBLIC PARTICIPATION**: None notified.
4. **MINUTES OF PREVIOUS MEETINGS**:

**RESOLVED** that the minutes of Full Council held on 17<sup>th</sup> July 2019 were approved as a correct record.

5. **PLANNING APPLICATIONS (DC/2017/01528 AND 01532) LAND EAST OF MAGHULL**:

The Town Clerk introduced the report: The Applicants for both planning applications on Land East of Maghull had submitted revised plans and supporting documents for consultation; comments due by 18 August 2019 - noted this was during recess. The applications and documents have been scrutinised by Landor Planning Consultants Ltd having regard to revised National Planning Policy documents, Sefton's Local Plan and Maghull's Neighbourhood Plan.

Key comments from Landor Planning Consultants:

- Reviewed extensive documents but insufficient supporting documentation
- Key documents, as required by National/Local Planning Policies are missing e.g. Construction Management Plan; Affordable Housing Statement, Infrastructure Delivery Plan
- Improved dialogue between Town Council and applicants
- Increase in number of residential dwellings from 830 to 841
- Masterplan for site; fit for scheme as submitted but not for future development of the site
- Underlying concern is the disconnect across the whole site. Non-residential developments (spine road, MUGA) are on North side. Risk north side may not be developed or may take longer
- Construction Management Plan needed up front on site of this size; access via Poverty Lane will require management

Key points from Town Clerk

JB

- Landor Planning Consultants provided a comprehensive report and draft letter to send to Sefton LPA about planning applications
- Comments to relate to material planning consideration
- Applications to be fast tracked; timings to be confirmed. Landor Planning Consultants Ltd to contact Sefton for clarification.
- Sefton short on housing supply target. Target for delivery is 2032
- Lessons learnt from Turnbridge Road Development which caused traffic chaos; work suspended for 2 months until a traffic management plan was agreed and in place

Cllrs made the following points in response:

- Thanks to Landor Planning Consultants Ltd for advice
- Concerns that application is missing key information including s106 agreement
- Recognise pressure for new housing; priority is to get developers to deliver a better scheme than proposed
- Risks if Sefton approves application at this stage as site in 2 parts, Persimmon and Countryside plans much more developed than the Swift site
- Want principles of garden village scheme (e.g. Knowsley) embedded in scheme
- Noted that Whinney Brook will be reconfigured; this is a major engineering project
- Concerns about park/flood relief proposals as flooding on Poppy Fields development which includes a SUDs scheme
- Modelling shows flood relief is a 240 foot wide corridor with a 12 foot channel up to 9 foot high in places; corridor will have water in it all the time; it is a flood relief scheme not a park; developers proposed a green flag park
- Environment Agency submitted objections to the original proposals. Awaiting further comments
- Noted that Water Companies will be responsible for SUDs going forward
- Concerns about rigorous application of national standards including for SUDs and Building Control
- The Neighbourhood Plan makes it clear that the Council will support applications that create public amenity space. The proposed park does not meet this criteria
- Noted that water from site will run into Whinney Brook; it will run off slower than "green field rate"
- Pressures on local roads including School Lane and Angers Lane will be an issue; options to ameliorate impacts e.g. buffer/ trees to screen should be considered. It was noted that proposals for screening had previously been rejected to ensure integration of the new development within Maghull
- Noted that access to site is not a material planning consideration. Would need to be considered as reserve matters
- Noted that 3D images of development on south site but not for North as proposals not developed. Street scenes based on a level site does not show topography
- Discussion with Developers about a hall road to ease pressures on local roads
- Applications to be refused
- Letter to Sefton should make clear that Maghull Town Council cannot at this stage endorse current applications submitted as concerns regarding access

LB

particularly the spine road along with lack of a coherent master plan were all parties concerned including Sefton MBC and Maghull Town Council along with landowners are collective in the vision for the overall development of this project

**RESOLVED that**

- 1. Landor Planning Consultants Ltd to confirm planning timetable;**
- 2. Maghull Town Council to recommend REFUSAL of applications DC/2017/01528 AND 01532) Land East of Maghull;**
- 3. The letter outlining the concerns of the Council be sent to include concerns about the provision of a spine road and a comprehensive master plan for the site;**
- 4. The report be noted**

**6. PARISH CHARTER:**

The Town Clerk introduced the report. The Parish Charter set out working arrangements between Sefton Council and the Ten Parishes. It had good intentions but failed to deliver. For example the target for responding to Parish Council/Town Clerks was 10 working days compared to 24 hours for Sefton Elected Members. Sefton has suggested the Charter be reviewed.

**Key points made by Cllrs**

- No benefit; more about compliance
- Complain to Sefton about response times
- Concerns about impact on core Council business if Town Clerk works on Charter
- Focus should be on standards and procedures and arrangements that work for Parishes and Sefton

**RESOLVED that:**

- 1. Maghull Town Council (Town Clerk) to be involved in the review of the Parish Charter and to report progress at the next available Council meeting;**
- 2. The report be noted.**

**7. RENTAL OF WHINNEYBROOK PLAYING FIELDS:**

The Community Services Officer explained that this report was presented to Full Council as the next Community Services meeting was in early October. George Sharland, trading as Carousel Amusements No.1 has sought agreement to operate some rides for under 12s for 4 days at Whinney Brook between 16-23 September. This would generate about £800 income for the Council. Insurance had been provided. Sharlands would make an application to Sefton for a temporary event licence.

**RESOLVED that:**

- 1. Land Licence agreed as detailed in the report be approved;**
- 2. The terms and conditions for the rental of the land be agreed;**
- 3. The report be noted.**

JB

## 8. REPORT ON SEFTON METROPOLITAN BOROUGH COUNCIL MATTERS

It was noted that Liverpool Road South would be closed for the Dover Road Improvement Scheme.


**RESOLVED that the update be noted.**

## 9. CHAIR'S REPORT

The Chair thanked Officers (Stef Lawrence and Phil Dillon) for their help in arranging pennants and a letter for the Mayor of Messines for Dave Hughes' friendship visit to link up WW1 peace statues. He reminded everyone about Maghullfest on Saturday 31 August in KGV Park. Any prizes welcome for his charity tombola.

The Town Clerk took the opportunity to remind Cllrs to use their official MTC email accounts and that the next meeting was on 4 September.

**RESOLVED that the update be noted.**

  
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CHAIRMAN  
21/11/19

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