

MAGHULL TOWN COUNCIL
FULL COUNCIL
HELD 17th OCTOBER 2018

PRESENT - Councillor Carragher (In the Chair) and Councillors (Cllrs): Josh Burns, June Burns, Byrne, Carlsen, J. Deegan, Desmond, Esterson, Hart, McKinley and Mullen.

ALSO PRESENT – A. McIntyre (Chief Executive), A Spencer (Business Development and Contracts Manager), D. Healey (Finance Officer), S. Larking (minutes), E. Landor and P. Landor (Landor Planning Consultants Ltd), J. Egan (Outlier Strategy) and 10 members of the public.

1. APOLOGIES FOR ABSENCE – Apologies received from Cllrs R. Deegan, J. Sayers, Y. Sayers and Shaw.

2. DECLARATION OF INTERESTS – Cllr June Burns declared a personal interest for the agenda items on Planning.

3. CONSULTATION ON LAND EAST OF MAGHULL MASTERPLAN

The Chief Executive reported that the Town Council had commissioned Landor Planning Consultants Ltd to advise on the Master Plan for the Land East of Maghull and prepare responses to Sefton MBC. They had been sent the latest draft Master Plan for their views. She invited Edward Landor to present his comments.

Key points

- Two planning applications already submitted for the site
 - Outline application for 830 homes on the North of the site
 - Detailed application for 855 homes on south of the site
- Number of supporting facilities proposed on the site including a local centre; Multi Use Games Area (MUGA) and a public park
- At the time planning applications submitted no detailed supporting documents e.g. flood risk or environmental assessments; Master Plan should precede applications
- Revised Master Plan largely complies with Sefton MBC's Local Plan. No reference to Maghull's Neighbourhood Plan.
- Disconnect as facilities on North of site but is an outline application. No facilities in the South. Applications should be synchronised
- Some technical issues. Persimmon (developers on South site) have paid for technical reports – ecology, flood and highways for the whole site. Concerns that flood risk assessment for whole site but developer only building on part of it. Risk developers could avoid trigger points
- No assessment for local traffic impacts if distributor road not built at start of development. Proposals for 50 houses on Poverty Lane and 50 houses on School Lane which could be built before distributor road so will rely on secondary access resulting in increased traffic on local roads. Possible that up to 300 houses built before distributor road in place
- Application for land on North of site is on a slower track. If permission granted for houses in South building could commence without supporting facilities in place
- National policy is focussed on housing delivery

- Need system to ensure equalisation of land values on the site. Land will not be released if no value in the land
- No details about affordable housing
- Master Plan probably “passes muster” for the identified infrastructure; the issue is if it will be delivered. Would be easier if less owners on the site
- Recommend a meeting with Sefton’s Chief Planning Officer (Stuart Barnes) to discuss concerns including:
 - Master Plan submitted after planning applications;
 - Master Plan a tick box exercise
 - Lack of co-ordination of development across site
 - Houses could be built before distributor road in place

Cllrs Comments:

- Concerns that developers in South could build houses and walk away
- Concerns about traffic implications including lack of detailed traffic assessment; safeguarding (Summerhill School opposite the site), road safety and pollution
- Concerns about traffic report: traffic averaged out over a day which does not reflect pressure points, particularly around school times; does not include information about air pollution and issue about compliance with air quality regulations
- National Planning Policy Framework (NPPF) gives weight to developers and landowners
- Neighbourhood Plan for Maghull progressing. Plan includes a policy about green space. Concerns that proposals for Whinney Brook contravene policy 5. Email from Environment Agency to say that proposals not compliant and have concerns about flood risk assessment and hydro morphology
- MTC will challenge the Master Plan and development
- Sewage issues on Poppy Fields site. Pump as part of SUDS have broken down with less than ¼ of houses built
- Unclear how access to the business park fits in. It was noted that
 - a separate application has been submitted for a petrol station and drive through restaurants which sit outside of the site on land east of Maghull. This will pay for access to the business park
 - Maghull Town Council had recommended refusal for the application for a petrol station and associated drive through restaurants

In Summary, the Chair noted the report; feedback to be sent to Sefton MBC that the Town Council does not support the Master Plan because of a number of concerns including flooding and for a meeting to be arranged with the Chief Planning Officer.

RESOLVED that:

- 1. Members agreed that the Town Council does not support the draft Master Plan for Land East of Maghull;**
- 2. A letter stating the Council’s concerns to be sent to the Head of Planning, Sefton Council;**
- 3. A meeting to be arranged with the Chief Planning Officer, Sefton Council, to discuss concerns;**
- 4. That the report be noted.**

CC

4. PUBLIC PARTICIPATION

A Maghull resident spoke about his experience of using Phlebotomy services at Westway Medical Centre.

Key points

- A new system (from appointments to walk in) had been introduced by the Clinical Commissioning Group (CCG) without any consultation.
- Severe overcrowding in the waiting area impacting on people attending a number of clinics. Vulnerable and elderly people had to stand. Some had to leave as unable to stand waiting for an appointment.
- Only 2 nurses on duty
- Decisions made in Warrington about Maghull. GPs attending long meetings
- Has made concerns known
- Suggested that when austerity ends services should be returned
- Concerns about impact of new development on health services

In response Cllr Byrne (a member of Healthwatch Sefton) noted that the Health Centre is managed by MerseyCare and phlebotomy services are contracted to Lancashire Care NHS Foundation Trust. The CCG commissions services. Sefton Healthwatch carried out a survey. Findings, including overcrowding, reported to CCG with suggested changes. It was agreed that Cllr Byrne would meet the resident to discuss the issues outside of the meeting. The Chief Executive reported that there had been discussions with South Sefton CCG during the development of the Neighbourhood Plan.

5. PLANNING CONSULTATION – DC/2018/01681 LAND OFF DAMFIELD LANE, MAGHULL

The Chief Executive reported that a major planning application had been received for land south of St Andrew's Church by Sefton Council. She invited Jon Egan from Outlier Strategy to present proposals.

Key points from Mr Egan

- 2 components to the application
 - 12 new eco homes
 - Green space
- Site not appropriate for high density development; developers want to respect the setting of the church and ancient chapel and conserve and enhance the green space
- Public consultation and engagement including with local residents, Historic England, St Andrew's Church, Damfield Gardens, local scouts and statutory consultees
- 14 houses below s106 threshold but in discussion with scouts about a capital contribution to a new scout hut. S106 would be kept in Maghull rather than going to other parts of Sefton
- Green space will be for ecology and bio-diversity. Proposals for allotments rejected because of need for huts on the site. Access will be managed to retain the value and reduce risk of anti-social behaviour. School and scouts will use the space and contribute to the maintenance
- Understand new housing controversial in Maghull.

- Passive (energy efficient) houses built from antique brick and timber. Notes: clarification provided that show house will be passive and each house sold will be given details about passive house standards. Houses to be sold off plan
- Green spaces developed in response to feedback from school for example proposals include a dipping pool and a buddy scheme between school and care home to help improve well-being and mental health. All but 2 trees will be retained on the site
- Flood and highways reports submitted
- Recognise parking may be an issue even for 14 houses
- Public exhibition held at St Andrew's before planning application submitted; 150 leaflets issued to residents in August 2018
- Park would be maintained by the landowner in perpetuity
- Scouts would have private access to the green space; if agreed by the Scouts this access would be used by school. Scouts have direct access to the canal

Key points raised by Cllrs:

- Concerns about consultation. Residents of Chapel House not consulted. People consulted who don't live in the area e.g. scouts and schools
- Concerns about cumulative impact of housing developments on local infrastructure including schools, Drs, traffic and drainage
- Site is a meadow; flora and fauna will be displaced by development
- Passive housing has to be built from foundations; it's not retrospective
- Issues with site map which is incorrect. Note Mr Egan confirmed that deficient OS map used
- Site identified for allotments or community orchard in Neighbourhood plan. Neighbourhood Plan has a clear statement about community space; there is shortage of allotments In Maghull
- Concerns about depth of dipping pool and safety issues
- Concerns about increased flood risk from development, issues with surface and foul water in Hall Lane
- Concerns that selling houses off plan would delay development
- Concerns that new scout hut may not be built

The Chief Executive reported that Cllrs had the opportunity to approve, refuse or defer the application. The deadline for comments was 17th October. Sefton Council had been notified that Maghull Town Council were discussing the application at Full Council and the response would be submitted on 18th October, The next opportunity to meet again to consider the application would be December. It was proposed that the application be refused as it did not comply with the Neighbourhood Plan.

RESOLVED that:

- 1. The Town Council recommended REFUSAL of the application as it is contrary to the Neighbourhood Plan;**
- 2. That the report be noted.**

Notes:

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- Standing Orders suspended for 5 minutes from 8pm – 8.05pm
- Cllr Josh Burns left the meeting at 8pm
- 9 residents left the meeting

6. MINUTES OF PREVIOUS MEETINGS:

RESOLVED that the minutes of Full Council held on 17th September 2018 were approved as a correct record.

7. EXTERNAL AUDIT REPORT

The Finance Officer reported that although the External Auditor commented on a balance held in the Function Suite account, which was closed in 2016/17, the accounts had been passed and were unqualified. Accounting advice had been received from the Internal Auditor at the time.

The Chief Executive reported that the new external auditors (PKF Littlejohn LLP) had struggled with the volume of audits. A letter had been received at 2am on 30 September to say the audit had not been completed, hence the comment on page 8 of the report. At 4am a letter was received to say the audit had been completed. The accounts had been reviewed as the external auditor had raised a number of points which had been clarified.

RESOLVED that the report be noted.

8. LAND SOUTH OF RUNNELLS LAND AND EAST OF LYDIATE LANE

RESOLVED that the resolution fails as Cllr Duffy was not present and had resigned since the last meeting.

9. SUSTAINABLE ENERGY

Cllr Carlsen reported that there had been a discussion about fracking at the last meeting. The council was committed to the principles of sustainable developments, in favour of renewable and low carbon forms of energy and uses resources responsibly. This runs through the Neighbourhood Plan. Fracking presented environmental concerns and was a short term economic gain.

Cllr Carlsen's motion that Maghull Town Council are in opposition to fracking and will oppose applications in Maghull and neighbouring areas was unamioulsy passed.

RESOLVED that

1. **The Town Council will oppose fracking;**
2. **The Town Council will oppose fracking planning applications for fracking in Maghull and neighbouring areas;**
3. **The report be noted**

10. NEIGHBOURHOOD PLAN

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The Chief Executive reported that the Independent Examiner had completed his examination of the Neighbourhood Plan and submitted a fact checking report. The fact checking report was to allow the Council to check whether the Examiner was factually correct in his proposals e.g. places names were correct etc. The examiner had made some minor modifications to the text and had tightened the wording on some of the policies. Cllrs had two options:-

1. to accept the proposed modifications to enable the Plan to progress to referendum
2. Reject the modifications.

If Councillors rejected the proposed modifications the Plan would not progress to referendum. The policies would need to be revisited and then there would need to be a formal consultation on the new policies.

Key points made by Cllrs

- The modifications to the policies as proposed by the Examiner were acceptable as the changes kept to the spirit of the policies
- Preference is for referendum to be held as soon as feasible
- Summary/easy read version of Plan to be prepared on 2/3 sides of A4

RESOLVED that:-

- 1. The modifications to the Neighbourhood Plan as proposed by the Examiner to allow the Neighbourhood Plan to proceed to referendum stage be accepted;**
- 2. Authorisation to approve the Examiner's Final Report be delegated to the Chief Executive Officer in consultation with the Leader and Deputy Leader of the Council;**
- 3. Summary of Plan to be prepared;**
- 4. Sefton MBC to be advised that the Town Council would prefer the referendum to be held as soon as feasible;**
- 5. The report to be noted.**

11. WW1 PROJECT

Cllr McKinley reported that the WWI project was progressing well. Key points:

- Planning application submitted.
- The statute was being cast (in bronze) in the foundry in Liverpool.
- The statute would be unveiled on Friday 7th December. This was the 103rd anniversary of the first soldiers being admitted to Moss Side hospital for treatment
- Ongoing negotiations with Merseytravel about sighting the statue on land owned by Network rail
- Up to 60 people to attend the unveiling. Cllrs to email Cllr McKinley if able to attend

RESOLVED that the report be noted.

12. REPORT ON SEFTON METROPOLITAN BOROUGH COUNCIL MATTERS

No report given.

CC

13. CHAIR'S REPORT

The Chair reported that

- Her work on access to justice was progressing. Bill Esterson MP will raise in Parliament.
- Her first Mayor's blog was on the website and would be updated monthly

The Business Development and Contracts Manager ran through the Operational Plan for the 2018 Fireworks Display

Key points:

- Event to be held on Sunday 4 November 2018
- Operational Plan passed by Sefton's Event Safety Advisory Group
- Road Closures in place on Hall Lane from 1pm
- 3 lane cordon on Hall Lane to manage crowds
- Single line cordon to enter site
- Paying for Police Officers (6 officers and 2 PCSOs) and Stewards
- G4S to manage money
- Gates to close at 6.30pm.
- Firework display at 7pm
- Call for support from Cllrs. Briefing at 4pm on 4th November.

In response 4 Cllrs present would be available to support the event.

RESOLVED that the report be noted

14. EXCLUSION OF THE PRESS AND PUBLIC

Resolved that the press and public be excluded due to the confidential nature of the item under discussion.

The resident left the meeting.

15. CIVIC AWARDS

Cllrs considered the nominations very carefully given the information provided by the nominees.

RESOLVED that

1. Awards as follows:

- **The Civic Award** – Maghull Young Adults Social Club
- **Education Award** – Paradigm Martial Arts. Mayoral Commendation for James McShane
- **Environment Award** – Boyer Community Orchard
- **Woman of the Year** - Doreen Shotton

CC

- **Youth Award – Olivia Jones. Mayoral Commendation for Mithusan (Midu) Kipson**
- 2. That the report be noted.**



CHAIRMAN