

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	14 MARCH 2018	5
ST ANNES REGENERATION : WOOD STREET			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

This report outlines the proposal to undertake a further area of regeneration within St Annes Town Centre. This would follow on from the virtual completion of St. Andrews Road South as of the end of February. At its meeting on the 26th July 2017, Planning Committee agreed that in accordance with the adopted Regeneration Framework and the Lytham St. Annes 2020 Vision, the next area to be targeted for enhancement should be Wood Street (The easterly end).

The Councils Capital Programme for 2017 contained a specified amount (£237,000), allocated to St. Annes, which has covered the costs associated with St. Andrews Road South (£170,000), with a sum of £67,000 remaining, as yet unallocated.

Subject to Full Council approval (at the time of preparing this report), a sum of £50,000 derived from its own resources will be allocated to the St. Annes Regeneration Programme. In addition, a further sum of £190,000 is held by The Council, accumulated by way of four Section 106 agreements but not yet contained within the Capital Programme.

To meet the projected costs of Wood Street (c. £300,000) and smaller commitments within the town centre, the aforementioned £190,000 would need to be included within the Capital Programme for 2018/19.

Planning Committee is therefore asked to recommend to the Finance and Democracy Committee approval to an addition to the Capital Programme scheme for regeneration works in St Annes for 2018/19 in the sum of £190,000, fully-funded from Section 106 contributions now held by The Council for this purpose to provide the necessary resource for the implementation of the next phase of regeneration.

When the final cost for the scheme has been determined a further report containing full details of the scheme will be presented to the Planning Committee for approval, prior to the commencement of the works.

RECOMMENDATIONS

The Committee is requested to:

1. Recommend that the Finance and Democracy Committee approve an addition to the Capital Programme scheme for regeneration works in St Annes for 2018/19 in the sum of £190,000, fully-funded from Section 106 contributions now held by The Council for this purpose; and
2. To note that a further report containing full details of the scheme will be presented to the Planning Committee for approval, prior to the commencement of the works.

SUMMARY OF PREVIOUS DECISIONS

On the 26th July 2017. (Resolution 2)

3. The Committee authorised the commencement of the design for the next phase of the Regeneration Programme namely Wood Street (Park Road to St Andrews Road South and Back St Annes Road West) including the appropriate level of public engagement and present, in due course, a scheme(s) in detail with its full costs of implementation.

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	
Delivering the services that customers expect of an excellent council (Clean and Green)	
Working with all partners (Vibrant Economy)	✓
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	✓
Promoting Fylde as a great destination to visit (A Great Place to Visit)	✓

REPORT

Background

1. The Regeneration Programme for St. Annes has been extensive, spanning some 18 years. This has been aimed at physically enhancing buildings and public spaces, financed from a number of sources including Government grants and negotiated Section 106 contributions through planning permissions, where justified.
2. The Council agreed to undertake the most recent street enhancement to St. Andrews Road South which is nearing completion. This was fully funded by way of Section 106 contributions. In approving the details of the scheme for St Andrews Road South on 26th July 2017, it also agreed that the next phase of regeneration should be directed towards Wood Street.
3. Within the Capital Programme for 2016/17 a sum of £237,240 was included for St. Annes, with the assumed outturn cost of the St. Annes Road South scheme being £170,000. The residual amount within the Capital Programme being approximately £67,000. At the time of preparing this report, a sum of £50,000 is (subject to full Council approval *) to be allocated to the St. Annes Regeneration Programme. The Council currently hold some £190,000 as a result of Section 106 contributions although at present this particular sum is not contained within the Capital Programme.
4. The sum of £190,000 is derived from the following schemes.
 - Pontins Phase 1 : £26,000
 - McCarthy and Stone, South Promenade : £56,000
 - Pontins Phase 2 : £100,000
 - Petros House, St. Andrews Road North : £8,000

All of these sums are the result of negotiated Section 106 agreements relating to public realm enhancement.

5. In order to progress the scheme for Wood Street and other smaller commitments – tied to specific planning permissions – including an extension to the recently delivered street lighting scheme for The Crescent and St. Andrews Road North, a call would need to be made on all of these contributions. Preliminary costings for Wood Street and the other commitments total approx. the £307,000 that is to be available*.
6. The scheme for Wood Street is likely to be developed in two phases but preliminary estimates suggest a cost of approx... £300,000. The scheme as designed in concept form will be subject of potential alteration as a result of consultation and property owners being engaged in the process.
The request is, therefore, that the £190,000 currently being held be added to the Capital Programme for 2018/19 for St. Annes, as distinct from other named regeneration schemes within the Programme.
The detailed design for the scheme will be presented to Planning Committee in due course, for its approval.

Scheme Details

7. The proposed scheme for Wood Street relates to that section between Park Road and St. Andrews Road South incorporating the Council car park and opposite, large areas of forecourt, two areas of which remain in Council ownership. In essence the refurbishment of this part of the street will naturally join together Park Road, which was completed in 2016 and St Andrews Road South, now almost completed. This part of the town centre has often been seen as somewhat marginal with significant levels of business turnover although there are some well-established operating companies that attract custom to the area.
8. The principal reason for the regeneration of this part of the town centre will be one of increasing its attractiveness, stimulating business confidence and increasing footfall. The area benefits from off street car parking as well as private forecourt parking.
9. The concepts for the scheme include the refurbishment of the car park around its outer edges (the forecourt areas in front of the shops), removing and enhancing the existing 'dated' planters and street furniture and introducing specimen trees and other landscaping. The surfacing of the car park is presently in good condition and therefore, it is proposed to retain it, subject to cleaning and 'spot' repairs. To the opposite side, a rationalisation of car parking and access points, formation of a focal point seating area at either end, a series of lawns and the introduction of mature tree specimens. The property owners have been contacted and negotiations and discussions are to begin in the short term. As the car park side rests in the full ownership of this Council, then it is proposed that this section will be completed as a first phase. This should take place in late spring/early summer.
10. Full details of the scheme, detailed costings, the method of procurement and timescales will be presented to Planning Committee in due course. The draft initial scheme is shown at Appendix 1.

Conclusion

11. A number of Section 106 agreements were negotiated in respect of relevant planning permissions, each relating to and supporting the St. Annes Regeneration Programme. The request to include the sum of £190,000 within the Council's Capital Programme for 2018/19 will enable it to be utilised for its intended purpose namely, to implement further regeneration activity complementing the funding already contained within the Council's capital programme.

IMPLICATIONS	
Finance	The Committee is requested to recommend that the Finance and Democracy Committee approve an addition to the Capital Programme scheme for regeneration works in St Annes for 2018/19 in the sum of £190,000, fully-funded from Section 106 contributions now held by The Council for this purpose.
Legal	The Section 106 agreements require that the public realm contribution paid under them be used to secure works to the public spaces within St. Annes Town Centre. The recommended scheme in all probability will involve an element of works to private forecourts although these are for all intents and purposes public rights of way. Members will need to be satisfied that those works in particular fall within the purposes of the section 106 agreement. If they do not fall within the purposes of the section 106 agreement, the funds could be the subject of a claim for repayment by the developer. It should be noted that virtually all of the schemes, within other town centres as well as St. Annes that have been the subject of regeneration schemes have included forecourts. These forecourts have, due to the nature and relationship to the streets in question are deemed to form part of the public realm.
Community Safety	Not relevant.
Human Rights and Equalities	No specific issues. The scheme is aimed at benefitting all sections of the community.
Sustainability and Environmental Impact	Scheme aimed at sustaining and enhancing the role of St. Annes an important service centre and market town.
Health & Safety and Risk Management	Dealt with as part of the contractual arrangements.

LEAD AUTHOR	CONTACT DETAILS	DATE
Paul Drinnan	01253 658434	2nd March 2017.

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Planning Application & s106 Agreements 10/877, 14/327,16/0062	2010/14/16	Town Hall, St. Annes
Planning Committee Report	27.7.17	www.fylde.gov.uk/planning

Attached documents

Appendix 1 : Concept schemes for Wood Street