



MINUTES

Planning Committee

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| Date: | Wednesday, 8 March 2023 |
| Venue: | Town Hall, St Annes Road West, St Annes, FY8 1LW |
| Committee Members Present: | Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Peter Collins, Gavin Harrison, Jayne Nixon, Linda Nulty, David O'Rourke, Ray Thomas, Stan Trudgill. |
| Officers Present: | Mark Evans, Kirstine Riding, Eddie Graves, Sharon Wadsworth |
| Other Attendees: | 1 member of the public |

1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members. No interests were declared on this occasion.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee meeting held on 1 March 2023 as a correct record for signature by the Chairman subject to noting that Councillor Peter Collins substituted for Councillor Liz Oades at the meeting held on 1 March 2023.

3. Substitute Members

There were no substitutions at the meeting.

Decision Items

4. Fylde Housing Needs Survey

Kirstine Riding, Housing Service Manager, was invited by the Chairman to present the findings of the Fylde Housing Needs Survey which had been completed in January / February 2022.

Ms. Riding advised that it was the statutory role of the Local Authorities to assess and meet identified housing needs in the area and that the survey represented a 'snapshot' in time of the housing needs in the Borough at that particular time.

The main findings of the survey note a significant need for affordable homes, with a particular focus on the provision of social or affordable rented accommodation. Many households are likely to face difficulties in accessing market owner-occupation, including discounted market housing, due to the level of deposits required. The survey also highlighted the concern of the high level of debt of households living in rented accommodation both within the social and private rented sectors, driving a highly benefit dependent private rented sector as households are stuck

within expensive private rented accommodation that they are unable to afford, with many households not being eligible or believing they have little chance of being re-housed.

Ms. Riding concluded that the survey reflected the national problem of need exceeding supply.

Following consideration of this matter, it was RESOLVED:

1. That the findings of the Housing Needs Survey be noted;
 2. That the type of affordable housing secured through planning decisions henceforth reflects the findings of the Housing Needs Survey in accordance with Local Plan Policy H4, in particular reflecting the need for the majority of affordable homes provided on such sites to be delivered as affordable rented or rent-to-buy accommodation;
 3. That officers are requested to update the Affordable Housing Supplementary Planning Document (SPD) to reflect the key findings of the Housing Need Survey.
5. Fully Funded New Capital Scheme Addition – Improvement to Sustainable Transport Facilities/Initiatives and Public Transport Facilities, Clifton Drive, St Annes

Mark Evans, Head of Planning presented the request for the release of Section 106 developer funds, originally paid to Fylde Borough Council as contributions towards improvements to the public transport facilities and sustainable transport initiatives from the developments at Crossacres and Orchid Court, St Annes. Lancashire County Council, in their role as highways authority, have requested the money be paid to fund the provision of additional refuge islands on Clifton Drive North to aid pedestrians in crossing the highway.

The scheme would improve public transport facilities by making crossing Clifton Drive North easier for residents accessing the bus stop in either direction and through providing improved, safer pedestrian routes to local community facilities.

The committee RESOLVED:

1. To recommend that the Finance and Democracy Committee approve a fully funded new capital scheme addition in the sum of £35,732 in 2022/23 to be met by Section 106 monies held by the Council, towards the provision of refuge islands on Clifton Drive North, to provide improved links to a greater area for the residents.
 2. That conditional upon receiving approval as above, that the sum of £35,732 be paid to Lancashire County Council, for the provision of 2 refuge islands (this could increase to 3 refuge islands if it can be delivered as part of a larger scheme).
3. Planning Advisory Service Review – Action Plan

Mark Evans, Head of Planning, introduced the first draft of the action plan drawn from the recommendations from the Planning Advisory Service Review (PAS) that was undertaken in 2022. He clarified that some actions were listed as high priority based on their high impact rather than a need to achieve them at an earlier date.

Following a brief discussion it was RESOLVED to approve the draft PAS Review Action Plan included at Appendix 1 to the report to be circulated to stakeholders for comment and feedback prior to adoption through the new governance arrangements.

4. Town Centres Working Group – Closure Report

Mark Evans, Head of Planning, introduced a report that requested working groups and boards that had been established and appointed by the committee be formally closed and disbanded for the new council to review and determine the most appropriate arrangements under the new governance structure.

Councillor Redcliffe, as chairman of the working group, thanked the members and officers involved in the group for their time and dedication given to the numerous schemes and for working together to move the projects forward.

It was RESOLVED to disband the Town Centres Working Group and acknowledge that the members of the Group appointed by the committee had fulfilled the intended objectives and aims set by the committee in delivering the service for the Authority.

5. Local Listings Project Board – Closure Report

Mark Evans, Head of Planning, introduced a report that requested working groups and boards that had been established and appointed by the committee be formally closed and disbanded for the new council to review and determine the most appropriate arrangements under the new governance structure.

Mr Evans highlighted that it was credit to the members and officers involved for their hard work, dedication, and contributions on the Local Listing Projects Board that was recognised by the Royal Town Planning Institute when it was short listed for their National Award for Planning Excellence in 2018.

It was RESOLVED to disband the Local Listings Project Board and acknowledge that the members of the Board appointed by the committee had fulfilled the intended objectives and aims set by the committee in delivering the service for the Authority.

Information Items

The following information items were received and noted by the Committee.

6. Adoption of Blackpool Part 2 Local Plan

Information was provided on the adoption of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies by Blackpool Council on 22nd February 2023 that could be a material consideration in the determination of cross-boundary planning applications, particularly those related to the Enterprise Zone.

7. Adoption of Wyre Local Plan Partial Update

Information was provided on the adoption of the Wyre Local Plan Partial Update that noted that there was no longer any unmet housing need arising in Wyre that required the 380 dwellings to be provided by the Fylde Local Plan to 2032.

8. Kirkham Futures Programme Update

This report provided an update on the progress on the Kirkham Futures Programme together with the minutes of the Kirkham Futures Steering Group meetings. Members attention was particularly drawn to the awarding of exempt contracts.

9. Reports of the Various Outside Bodies

The reports from members appointed to the various Outside Bodies within the remit of the committee were included for information.

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