

# Minutes

## DEVELOPMENT MANAGEMENT COMMITTEE

<b>Date:</b>	Wednesday, 15 June 2016
<b>Venue:</b>	Town Hall, St Annes
<b>Committee Members:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice- Chairman)  Councillors Peter Collins, Michael Cornah, Neil Harvey, Angela Jacques, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder
<b>Other Members:</b>	Councillors Susan Fazackerley, Julie Brickles, Sandra Pitman
<b>Officers Present:</b>	Allan Oldfield, Paul Walker, Mark Evans, Julie Glaister, Eddie Graves, Michael Eastham, Sara Jones, Mark Sims, Stephen Smith, Lyndsey Lacey-Simone
<b>Other Attendees:</b>	Antony Lockley, Strategic Head of Development, Blackpool Council.
<b>Other Attendees:</b>	2 members of the public were in attendance

### 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.

There were no declarations of interest on this occasion.

### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 25 May 2016 as a correct record for signature by the Chairman.

### 3. Substitute members

The following substitution was reported under Council procedure rule 25:

Councillor Angela Jacques for the Mayor, Councillor Christine Akeroyd

### Decision Items

### 4. Fylde Coast Framework for Inclusive Growth and Prosperity

The Chairman invited Allan Oldfield (Chief Executive), Stephen Smith (Economic Development Officer) and Mr Antony Lockley (Strategic Head of Development) at Blackpool Council to the table to present the report.

Mr Smith reported that the Fylde Coast Framework for Inclusive Growth and Prosperity (which was attached as an appendix to the report) had been produced through the Blackpool, Fylde & Wyre Economic Development Company working directly with the economic development teams at Blackpool, Fylde, Wyre and Lancashire County Council.

Mr Smith went on to say that the framework is a key strategic regional document that outlines the ambition and objectives for facilitating economic growth and prosperity across the Fylde Coast that will be used as the central pitch for funding support. Members were advised that the document had been produced to act as a strategic summary of the approach to economic growth and prosperity across the Fylde coast to be used in support of funding bids and project proposals aimed at delivering economic growth and prosperity in the region.

Councillors Oades and Nulty commented on the accountability of the Blackpool, Wyre & Fylde EDC Company and its reporting mechanism. They felt that some of the text within the document circulated was misleading and Blackpool centric. Their specific concerns were outlined at the meeting. It was also suggested that additional Fylde elected member representatives be appointed to the company to ensure fair representation of the locality.

Councillor Harvey referred to the duty to cooperate with neighbouring authorities, the importance attached to the geography of the region and the associated benefits for Fylde. He stated that he would like to ensure that Fylde's input is strong and would like to see mechanisms in place to receive regular feedback.

At this juncture, the Chief Executive indicated that the recent recommendation of Full Council regarding governance and transparency of the Company would be implemented.

Mr Smith went on to highlight the key benefits of various economic activities/ projects within the Fylde area including: 'Whyndyke', 'Whitehills', 'Fairhaven Master Plan', the two enterprise zones in the borough and the M55 Link Road.

Mr Lockely was invited to explain his role and comment on the content of the document. He provided an overview of some of the key areas listed including some of the regeneration priorities for Fylde. He re-emphasised that it was not exclusively Blackpool centric and there was a degree of balance in the document to ensure all key authorities benefited. The Chairman thanked Mr Lockley for his contribution.

It was RESOLVED to agree the Framework for Inclusive Growth & Prosperity is consistent with the economic policy approach at Fylde.

(Councillor Elizabeth Oades requested that her name be recorded as having voted against this decision)

##### 5. Publication Version of the Fylde Local Plan to 2032

By way of introduction, the Chairman, Councillor Trevor Fiddler made reference to the fact that the vast majority of the information contained in the report/documents circulated had previously been considered and accepted by the committee at past meetings. He then went on to report that Michael Eastham from the Planning Policy team will be leaving the council this week to take up employment at Horsham Borough Council. Mike leaves after spending the last two years helping the team develop the Local Plan. On behalf of the committee, the Chairman expressed his sincere thanks and appreciation to Mike for his passionate and enthusiastic approach to his work over the last two years.

The Chairman then invited Mark Evans (Head of Planning and Regeneration) to the table to present the comprehensive report on the draft Publication version of the Fylde Local Plan to 2032. In doing so, Mr Evans referred to the various stages of the Plan process, consultation arrangements and the associated examination of the soundness of the plan.

Mr Evans reminded members that the Fylde Local Plan to 2032 contained policies to accommodate all of the development identified in the borough including Strategic and Non-Strategic Allocations for new homes and employment land, leisure, retail, tourism and community use, or a mixture of such uses. It also identified when it will be delivered over the Local Plan period. He added that The Local Plan also comprised Development Management policies, which will inform decisions on planning applications and appeals; together with policies to protect the natural and built environment and heritage assets.

Members were advised that the Publication version of document represented an important step in the preparation of the new Local Plan for Fylde. The document had been prepared following the results of previous public consultations on the Local Plan Issues and Options (2012), the Preferred Option (2013) and the Revised Preferred Option (RPO, 2015) versions and the information provided by the Council's evidence base, including the recommendations of previous technical assessments.

In summary, the report highlighted some of the previous reports/ decisions on the matter and the associated legislative framework. It also made reference to the on-going partnership work undertaken with neighboring authorities/parish councils and key organisations. It provided an overview of some of the key areas contained in the various chapters of the Local Plan and listed the various statutory technical assessments required to be undertaken during its preparation. In addition, reference to the draft Infrastructure Delivery Plan (IDP) that had been prepared to accompany the Publication version of the Local Plan and the associated Infrastructure Delivery Schedule (IDS), at the back of the IDP was included in the report.

Mr Evans outlined some of the key salient changes within the document. He made particular reference to an update (circulated at the meeting as a Late Observation) on the education provision. Members were advised that at a meeting of the Education Liaison Group held on 13 June 2016, attended by representatives of Lancashire County and Fylde Councils, the County Council, as the Local Education Authority, confirmed that they would wish to see provision of a new Secondary School within Fylde Borough. Accordingly, paragraph 11.26 of the draft publication plan should be amended to read "LCC considers that a provision will need to be made for an additional secondary school site within the timescale of the local plan."

Mr Evans explained that this provision would be required irrespective of the delivery of new secondary schools currently proposed in Preston and Blackpool and would also need to be reflected in the draft Infrastructure Delivery Plan, including a need to fund both primary and secondary school provision through the Community Infrastructure Levy. This was noted by the committee.

Mr Evans then outlined the other key changes contained in the document which were (in the main) set out in the within the covering report. He also referred to various housekeeping matters that would require attention.

Members were advised that based on the approved timetable, the Local Plan would not be adopted until Spring 2017. The emerging plan will be a material consideration in the determination of any planning application, however its weight will be limited at this time but will increase as the plan passes through the various stages of its preparation.

The Committee as further advised that the consultation into the soundness of the Publication version of the Local Plan, together with the IDP and the supporting technical assessments would take place over a period of 6 weeks, in accordance with the Council's Statement of Community Involvement (the SCI). Access to the documents will be provided by internet, including via local libraries and the Council Offices and will be available to view for the whole of the consultation period.

The following appendices were made available to members: The draft Publication version of the Fylde Local Plan to 2032; The draft Policies Map; The draft Infrastructure Delivery Plan (IDP); The draft Statement of Compliance with the Duty to Co-operate; Sites Assessments Background Paper; Playing Pitch Strategy Assessment Report, May 2016; Playing Pitch Strategy and Action Plan, May 2016; Open Space Study Update, May 2016; Specialised Housing Background Paper.

Various members commented and/ or sought clarification on different aspects of the report including: primary and secondary school provision in the area with particular reference to the perceived inaccuracy of the capacity figures contained within the Infrastructure Delivery Plan; reference to the shortfall of housing for the remainder of the plan period/trajectory for the 5 year housing supply; Policy H4 incremental arrangements; reference to the commitment in Chapter 12 to safeguarding Blackpool Airport; reference to the relocation of Poplar House Surgery in Chapter 11 and the associated recent DM committee decision; reference in the Site Assessment Background paper to 'Valentines Kennels' area being designated as a biological heritage site; various inaccuracies/discrepancies/typologies contained in the Open Space Study and the relevance of the geographic sample of people consulted on the survey; the suggestion in the paper of Lytham Hall being identified as the Borough Park; the perceived vulnerability of Sites Assessments Background Paper and reference to some perceived inaccuracies relating to the Preston Western Distributor Road. All points raised were addressed in turn by the relevant officer.

Following a detailed debate and consideration of this matter, it was RESOLVED:

1. To issue (along the lines outlined and amended at the meeting) the Publication version of the Fylde Local Plan to 2032 suite of documents for public consultation on 'soundness' for 6 weeks commencing in August 2016, together with the draft Infrastructure Delivery Plan (the IDP); the draft Statement of Compliance with the Duty to Co-operate and the technical assessments.
2. To approve the policies in the housing chapter (Chapter 10: Provision of Homes in Fylde) of the Publication version of the Local Plan for immediate use as 'Interim Housing Policies' for use by the Development Management Committee and for decisions determined under Delegated Authority by the Head of Planning.
3. To approve the Masterplan Policy in Chapter 7 (Strategic Locations for Development) of the Publication version of the Local Plan for immediate use by the Development Management Committee and for decisions determined under Delegated Authority by the Head of Planning.
4. To amend the Publication Version of the plan to reflect the findings of the revised Gypsies and Travelling Show people Accommodation Assessment when available.
5. That delegated authority is given to the Head of Planning (in consultation with the Chairman and Vice-Chairman of the Development Management Committee), to make any further amendments to the Publication version of the Local Plan, the Policies Map, the draft IDP and the draft Statement of Compliance with the Duty to Co-operate.
6. A Community Infrastructure Levy – Preliminary Draft Charging Schedule (PDCS)  
Michael Eastham (Principal Planning Officer-Policy) was invited by the Chairman to present the report which proposed a preliminary draft charging schedule for the Community Infrastructure Levy (CIL).

Mr Eastham advised the Committee that the Council had commissioned consultants, Keppie Massie (as part of their brief on the Viability assessment on the Revised Preferred Option) to prepare the preliminary Draft Charging Schedule. A detailed overview of the CIL study conclusions which included the options for charging in relation to residential and non-residential development were set out in the report.

It was drawn to members' attention that the emerging Local Plan (2011 to 2032) recognised that the introduction of a CIL charging schedule would not always remove the requirement for Section 106 planning obligations, which will remain to be used in accordance with the tests set out within the CIL regulations.

Included as an appendix to the report was a copy of the Keppie Massie Study into the viability of the Revised Preferred Option version of the Fylde Local Plan to 2032 – The Preparation of a Community Infrastructure Levy Preliminary Draft Charging Schedule.

Councillor Oades commented that there should be a flat charge/rate for infrastructure across the borough and that this should not be dependent on where you live. She also sought clarification to the statement in the document relating to the requirement to regularly reassess the viability of any project undertaken by developers.

Councillor Nulty sought clarification on the proposals for charging/not charging CIL for certain infrastructure with particular reference to food and drink classifications/uses.

Councillor Redcliffe asked for additional information about the arrangements for phasing payments.

All the above points were addressed by Mr Evans.

Following consideration of this matter it was RESOLVED:

1. To undertake further scenario testing to demonstrate the effects of a CIL charge on development viability and also to consider the effect of an instalments policy on viability.
  2. To undertake further work to allow an informed decision to be made about the benefits of the introduction of a CIL charging schedule in the Borough
  3. Following on from recommendations 1) and 2) above, issue the Preliminary Draft Charging Schedule (PDCS) for public consultation for six weeks, alongside the Publication version of the Local Plan and the Infrastructure Delivery Plan, and report the results of the consultation to the Development Management Committee.
7. Updated Statement of Community Involvement

Sara Jones (Planning Policy Officer) presented an updated report on the Statement of Community Involvement (SCI) for endorsement and adoption by the Council.

The report made reference to the Council's current SCI (which was now considered out of date) and the legal requirement to have an up to date SCI to conform to various changes of planning legislation and the associated consultation process/arrangements.

In accordance with the decision of the Development Management Committee on the 16 September 2015, it was agreed that the updated SCI could go out for a seven week consultation, which started on the 15 October 2015 and ended on the 3 December (in line with the consultation of the RPO). As part of this process, four responses were received and these were presented in more detail as an appendix to the report.

Included as appendices to the report was a copy of the draft Updated Statement of Community Involvement (2015); A Schedule of Changes to the draft document following consultation and a copy of the Statement of Consultation.

Following consideration of this matter it was RESOLVED: to adopt the Updated Statement of Community Involvement.

#### Information Items

##### 8. Capital Programme Monitoring Report 2015/16 – Outturn Position 31 March 2016

This information report set out details of expenditure on schemes within the Council's approved capital programme for the financial year 2015/16.

##### 9. Year End Performance 2015/16

The information report provided details of the key performance outcomes for the financial year end 2015/16. Performance was reported against the targets set for the year and commentary was also provided by performance exception.

Mr Evans drew the committee's attention to the various performance statistics relating to the Development Management function, all of which were above target for the first time in some months.

The Chairman on behalf of the committee passed on his thanks and appreciation to all those involved for their good work.

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