

**Planning Policy
Scrutiny
Committee**



Date	8 June 2006
Venue	Town Hall, Lytham St Annes
Committee members	Councillor Kevin Eastham (Chairman) Councillor Colin Walton (Vice-Chairman) Harold Butler, Maxine Chew, Dr Trevor Fiddler, Raymond Norsworthy, Barbara Pagett, William Thompson,
Other Councillors	Fabian Wilson, Roger Small
Officers	Dave Joy, Paul Walker, Tony Donnelly, Lyndsey Lacey, Carolyn Whewell
Other representatives	Richard Laming, Nicola Rigby

1. Declarations of interest

Members were reminded that any personal/prejudicial interests should be declared as required by the Council's Code of Conduct adopted in accordance with the Local Government Act 2000.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Planning Policy Scrutiny Committee meeting held on 13 April 2006 as a correct record for signature by the chairman.

3. Substitute members

The following substitutions were reported under council procedure rule 25.3:

Councillor Maxine Chew for Councillor Heather Speak

Councillor Raymond Norsworthy for Councillor John Bennett

4. Fylde Economic Development and Industrial Land Study

Tony Donnelly (Development Plans Manager) introduced a report on the context of a two-stage piece of work being undertaken by GVA Grimley on the

state and characteristics of the local economy. The report included a draft of the first element of the work.

Mr Donnelly explained that the purpose of the report was to provide members with an opportunity to consider the direction and thrust of the conclusions and query the draft findings prior to the final report.

Richard Laming (Associate) and Nicola Rigby (Consultant) at GVA Grimley, addressed the committee on the content of their study.

The Chairman reported receipt of a letter from Kensington Developments, suggesting that the study should reflect all discussions that had taken place with interested parties concerning the impact/ loss of employment/ industrial land and not single out certain groups.

Clarity was sought about reference in the study to the decommissioning of the BAE sites and the future of the Dock Road (Lytham) site. Reference was also made to the time scale and completion of the stage two report. These points were discussed and the consultants would address the concerns in the final document.

Deleted: were discussed

After a full discussion the Committee RESOLVED to recommend Cabinet to endorse the broad thrust of the consultant's report as expressed in the executive summary and conclusion papers attached to the agenda; subject to the concerns raised by members and other matters being discussed between the consultants and officers.

5. Enlargement and Replacement of Rural Dwellings

Tony Donnelly (Development Plans Manager) presented a report on the validity and appropriateness of Policy HL4 of the Fylde Borough Local Plan (As altered) (Oct 2005)

Members were asked to consider whether the policy needed to be reviewed or deleted from the local plan.

The Committee commented that Policy HL4 was sometimes misinterpreted / ambiguous and misled individuals when attempting to form a view on a particular planning application. Members enquired about the feasibility of issuing a Supplementary Planning Document on this matter. In response Mr Donnelley explained that whilst an SPD may be helpful it would require the L D Scheme to be rewritten. Members further suggested that it might be useful to issue a set of guidelines that could be circulated to the various town and parish councils/members of DC. Mr Donnelley indicated that whilst the guidance note may suffice for council purposes, in an appeal situation it would have little weight.

Following a detailed discussion the Committee RESOLVED:

- To take no action on amending or deleting Policy HL4

- To issue a set of guidelines on the interpretation policy HL4 to be circulated to Town/Parish Councils and Members of Development Control.

6. Submitted Draft Regional Spatial Strategy

Tony Donnelly (Development Plans Manager) presented a report on the draft Regional Spatial Strategy that was submitted to the Secretary of State by the North West Regional Assembly in January 2006.

A summary of the main points affecting the Borough Council was contained in the summary attached to the agenda papers.

Mr Donnelly explained that the draft had been held on deposit for consultation purposes and that the deadline for representations was 12 June.

Following detailed discussion it was RESOLVED to endorse the recommendations contained in the report.

7. Statement of Community Involvement

Tony Donnelly (Development Plans Manager) presented a report identifying the responses received to the draft Statement of Community Involvement following public consultation.

The report set out the principles of how the borough council proposed to consult the public on planning policy / development control matters.

The report included a list of all the parties responding to the regulation 26 consultation; a summary of the number of responses received and the officers responses and recommendations; changes recommend by the officers independently of the consultation process together with the amended submission draft SCI.

The Committee RESOLVED:

1. To recommend to Council that the submission draft statement of Community Involvement be agreed for the purpose o the regulation 28-consultation and public participation as contained in the report.
 2. To ask the Development Control Committee for its observations on the section within the report containing questions relating to development control.
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