

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	FINANCE AND DEMOCRACY COMMITTEE	25 JUNE 2018	8
FULLY FUNDED ADDITION TO CAPITAL PROGRAMME – COASTAL FOOTPATH ENHANCEMENTS			

PUBLIC ITEM

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

SUMMARY

A proposal was considered by the Planning Committee on 13 June 2018 that set out proposals to utilise the receipt of £20,000 from S106 agreement as part of the planning permission for the development on the DANBRO site, 13/001.

Approval from the Finance and Democracy Committee is requested for a fully-funded addition to the Capital Programme in 2018/19 in respect of this scheme.

RECOMMENDATIONS

The Committee are requested:

1. To approve an addition to the 2018/19 capital programme in the sum of £20,000 for a coastal footpath enhancement scheme, to be fully funded from the Section 106 contributions.

SUMMARY OF PREVIOUS DECISIONS

Planning permission was granted by the Council on the 5th August 2013. As part of the planning permission for the development on the DANBRO site, a Section 106 agreement was negotiated that would provide for the following.

An initial £20,000 to be paid as a contribution to provide appropriate signage to enhance the public awareness of the routes to the Quays open space (New Green). This was to be used by October 2018 otherwise the developer could request re-payment.

1. Further contributions to make additional enhancements to the link but triggered by the development of the apartment element of the scheme.

Planning Committee 13 June 2018 RESOLVED:-

Following consideration of this matter, it was RESOLVED:

1. To recommend to the Finance & Democracy Committee an addition to the 2018/19 capital programme in the sum of £20,000 for a coastal footpath enhancement scheme, to be fully funded from the Section 106 contributions as detailed in this report.
2. That subject to the necessary approvals as outlined in 1 above, to authorise the proposed expenditure in respect of the scheme to undertake improvements to the extension of Lytham Green, to the value of £20,000, as detailed in this report.
3. To approve the tendering and letting of the contract for provision of signage and improved access in the sum of £20,000 to the lowest tenderer.

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

1. Planning permission was granted in August 2013 for the re-modelling and extension of the former Land Registry building, East Beach, Lytham. The single planning permission did, however, comprise of two strategic elements. Firstly, the principal building, dating from the 1960's, in the form of a concrete framed structure was retained, but the external elevations substantially re-modelled, resulting in a significant visual enhancement. An additional storey was also added. This element of the site redevelopment has been completed and the office block now fully occupied, with the company DANBRO the largest anchor (Phase 1.)
2. In addition to the reconstruction works to the former building, permission was granted for significant extensions, effectively attached to the seaward (southerly) side of the existing building to provide for a 'block' of residential apartments (Phase 2). This element of the scheme has not commenced although the planning permission remains 'live'.
3. During the consideration of the DANBRO proposal, the opportunity to link the existing Green with the new or extended Green formed a part of the discussion with the developer. A link through the site was the preference but not agreeable to the developer. However, the two open spaces are now, in fact, physically linked by two means. Firstly, by way of an informal footpath from the edge of Lytham Green, around the foot of the elevated car park wall (sea wall) and up to the New Green by way of a concrete staircase. The second is by way of East Beach/Preston Road, into the Quays development and through an 'openable' gate up to the foreshore.
4. Neither of these routes are currently signposted, which suggests that there may not be extensive public awareness as to the accessibility of the New Green, or where there may be, a lack of clear signposting that explains the options providing for public access.
5. As part of the planning permission for the development on the DANBRO site, a Section 106 agreement was negotiated that required the developer to pay an agreed contribution equivalent to the cost of the Coastal Footpath Enhancement Works (subject to a maximum of £25,000), as defined in the agreement. The definition of the Coastal Path Enhancement Works referred to a Coastal Path Enhancement Report, which was annexed to the agreement.
6. The agreed sum of £20,000 was paid by the Developer in 2013. This must be repaid to the developer if it is not used for the purposes set out in the agreement by October 2018.
7. The agreement also required further contributions but these would only be triggered by the development of the apartment element of the scheme.
8. This scheme is the implementation of the enhancement works as laid out in the section 106 agreement. The overall objective of this scheme is to ensure that residents and visitors are visually directed from the current end of the coastal path west of DANBRO to the new green at Lytham Quays, by both a high tide and a low tide route. This will be achieved by installing directional signage both free standing and retrofitted to existing highway lighting columns along the new route. There will be the addition of two interpretation boards that will explain the coastal path and also inform the reader of the historical and natural importance of the area. Furthermore there will be two new benches installed and the steps west of DANBRO will be upgraded, this will facilitate a new handrail to the steps and the steps themselves remodelled for both safety and aesthetics.

Ultimately this scheme will extend the existing Lytham coastal path and encourage residents and visitors to enjoy the benefit of the landscape views from the new green at Lytham Quays.

9. The proposed signage is essential in guiding people to and through the public open space and along Lytham coastal path to the new extension. It will bring the site's value to the user's attention, as well as sends out the message the area is being actively managed and cared for, which is important in deterring vandalism and anti-social behaviour. All signage will meet visitor needs as well as the historic, aesthetic and environmental sensitivities of the area along the route.

IMPLICATIONS	
Finance	The report requests that the Finance and Democracy Committee approve a fully-funded budget addition to the capital programme for 2018/19 for a coastal footpath enhancement scheme in the sum of £20,000, to be met from 106 contributions as detailed in the report. Ongoing maintenance of the scheme, if approved, would be met from existing approved revenue budgets.
Legal	Section 106 contributions are made by developers under specific planning agreements relating to each new development. The planning agreement will specify how the monies are to be spent in terms of geography and scope and a developer may require repayment of S106 contributions should this contribution not be spent by October 2018.
Community Safety	The addition of both a handrail and improvements to the steps will ensure safer access to the foreshore.
Human Rights and Equalities	None arising from this report
Sustainability and Environmental Impact	None arising from this report
Health & Safety and Risk Management	Submissions arising from the tendering of this work will be required to display specific Health and Safety information pertaining to the construction and installations of this proposed work. Furthermore the successful contractor will be required to safeguard the public and their own employees throughout this contract.

LEAD AUTHOR	CONTACT DETAILS	DATE
Sharon Wadsworth	democracy@fylde.gov.uk	5/6/18

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Report to Planning Committee	13/6/18	Planning Committee 13 June 2018