



Meeting Agenda

**Planning Policy Scrutiny Committee
Town Hall, St Annes
2 April 2009, 19:00pm**

The main doors to the Town Hall will be open to the public at 6:40pm

The maximum capacity for this meeting room is 60 persons –
once this limit is reached no other person can be admitted.

PLANNING POLICY SCRUTINY COMMITTEE

MEMBERSHIP

CHAIRMAN – Councillor Kevin Eastham
VICE-CHAIRMAN – Councillor Ben Aitken

Councillors

| | |
|------------------|-----------------|
| William Thompson | George Caldwell |
| Michael Cornah | Barbara Douglas |
| John Bennett | Maxine Chew |
| Lyndsay Greening | |

Contact: Lyndsey Lacey, St. Annes (01253) 658504,
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Our Vision

To establish Fylde Borough Council as a high performing local authority

Our Corporate Objectives

To improve the economic, social and environmental well-being of our communities through:

- The promotion and enhancement of the natural built environment
- Increasing the availability and access to good quality housing for all
- Maintaining healthy and safe communities to reduce the fear of crime
- Supporting and sustaining a strong and diverse Fylde coast economy to further enhance employment prospects

We will achieve this by:

Focusing on customer requirements
Clear community and organisational leadership
Delivering high quality, cost-effective services
Partnership working



A G E N D A

PART I - MATTERS DELEGATED

PUBLIC PLATFORM

*To hear representations from members of the public in accordance
with Committee procedure rules*

| ITEM | PAGE |
|---|---------|
| 1. DECLARATIONS OF INTEREST: <i>If a member requires advice on Declarations of Interest he/she is advised to contact the Monitoring Officer in advance of the meeting. (For the assistance of Members an extract from the Councils Code of Conduct is attached).</i> | 4 |
| 2. CONFIRMATION OF MINUTES: <i>To confirm as a correct record the Minutes of the Planning Policy meeting held on 12 February 2009 attached at the end of the agenda.</i> | 4 |
| 3. SUBSTITUTE MEMBERS: <i>Details of any substitute members notified in accordance with council procedure rule 26.3</i> | 4 |
| 4. RS2010: REGIONAL STRATEGY FOR ENGLAND'S NORTHWEST | 7 – 16 |
| 5. JOINT LANCASHIRE MINERALS & WASTE DEVELOPMENT FRAMEWORK | 17 – 23 |
| 6. ST. ANNES BUILDING REFURBISHMENT PROGRAMME 2001-2009 – A REVIEW | 24 – 35 |
| 7. REGENERATION PROJECTS UPDATE | 36 – 44 |

Personal interests

8.—(1) You have a personal interest in any business of your authority where either—

(a) it relates to or is likely to affect—

- (i) any body of which you are a member or in a position of general control or management and to which you are appointed or nominated by your authority;
- (ii) any body—
 - (aa) exercising functions of a public nature;
 - (bb) directed to charitable purposes; or
 - (cc) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union),

of which you are a member or in a position of general control or management;

- (i) any employment or business carried on by you;
 - (ii) any person or body who employs or has appointed you;
 - (iii) any person or body, other than a relevant authority, who has made a payment to you in respect of your election or any expenses incurred by you in carrying out your duties;
 - (iv) any person or body who has a place of business or land in your authority's area, and in whom you have a beneficial interest in a class of securities of that person or body that exceeds the nominal value of £25,000 or one hundredth of the total issued share capital (whichever is the lower);
 - (v) any contract for goods, services or works made between your authority and you or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi);
 - (vi) the interests of any person from whom you have received a gift or hospitality with an estimated value of at least £25;
 - (vii) any land in your authority's area in which you have a beneficial interest;
 - (viii) any land where the landlord is your authority and you are, or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi) is, the tenant;
 - (xi) any land in the authority's area for which you have a licence (alone or jointly with others) to occupy for 28 days or longer; or
- (b) a decision in relation to that business might reasonably be regarded as affecting your well-being or financial position or the well-being or financial position of a relevant person to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the ward, as the case may be, affected by the decision;

(2) In sub-paragraph (1)(b), a relevant person is—

- (a) a member of your family or any person with whom you have a close association; or
- (b) any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors;
- (c) any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
- (d) any body of a type described in sub-paragraph (1)(a)(i) or (ii).

Disclosure of personal interests

- 9.—(1)** Subject to sub-paragraphs (2) to (7), where you have a personal interest in any business of your authority and you attend a meeting of your authority at which the business is considered, you must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.
- (2) Where you have a personal interest in any business of your authority which relates to or is likely to affect a person described in paragraph 8(1)(a)(i) or 8(1)(a)(ii)(aa), you need only disclose to the meeting the existence and nature of that interest when you address the meeting on that business.
- (3) Where you have a personal interest in any business of the authority of the type mentioned in paragraph 8(1)(a)(viii), you need not disclose the nature or existence of that interest to the meeting if the interest was registered more than three years before the date of the meeting.
- (4) Sub-paragraph (1) only applies where you are aware or ought reasonably to be aware of the existence of the personal interest.

- (5) Where you have a personal interest but, by virtue of paragraph 14, sensitive information relating to it is not registered in your authority's register of members' interests, you must indicate to the meeting that you have a personal interest, but need not disclose the sensitive information to the meeting.
- (6) Subject to paragraph 12(1)(b), where you have a personal interest in any business of your authority and you have made an executive decision in relation to that business, you must ensure that any written statement of that decision records the existence and nature of that interest.
- (7) In this paragraph, "executive decision" is to be construed in accordance with any regulations made by the Secretary of State under section 22 of the Local Government Act 2000(d).

Prejudicial interest generally

- 10.—**(1) Subject to sub-paragraph (2), where you have a personal interest in any business of your authority you also have a prejudicial interest in that business where the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice your judgement of the public interest.
- (2) You do not have a prejudicial interest in any business of the authority where that business—
- (a) does not affect your financial position or the financial position of a person or body described in paragraph 8;
 - (b) does not relate to the determining of any approval, consent, licence, permission or registration in relation to you or any person or body described in paragraph 8; or
 - (c) relates to the functions of your authority in respect of—
 - (i) housing, where you are a tenant of your authority provided that those functions do not relate particularly to your tenancy or lease;
 - (ii) school meals or school transport and travelling expenses, where you are a parent or guardian of a child in full time education, or are a parent governor of a school, unless it relates particularly to the school which the child attends;
 - (iii) statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992, where you are in receipt of, or are entitled to the receipt of, such pay;
 - (iv) an allowance, payment or indemnity given to members;
 - (v) any ceremonial honour given to members; and
 - (vi) setting council tax or a precept under the Local Government Finance Act 1992.

Prejudicial interests arising in relation to overview and scrutiny committees

- 11.—** You also have a prejudicial interest in any business before an overview and scrutiny committee of your authority (or of a sub-committee of such a committee) where—
- (a) that business relates to a decision made (whether implemented or not) or action taken by your authority's executive or another of your authority's committees, sub-committees, joint committees or joint sub-committees; and
 - (b) at the time the decision was made or action was taken, you were a member of the executive, committee, sub-committee, joint committee or joint sub-committee mentioned in paragraph (a) and you were present when that decision was made or action was taken.

Effect of prejudicial interests on participation

- 12.—**(1) Subject to sub-paragraph (2), where you have a prejudicial interest in any business of your authority—
- (a) you must withdraw from the room or chamber where a meeting considering the business is being held—
 - (i) in a case where sub-paragraph (2) applies, immediately after making representations, answering questions or giving evidence;
 - (ii) in any other case, whenever it becomes apparent that the business is being considered at that meeting;
 unless you have obtained a dispensation from your authority's standards committee;
 - (b) you must not exercise executive functions in relation to that business; and
 - (c) you must not seek improperly to influence a decision about that business.
- (2) Where you have a prejudicial interest in any business of your authority, you may attend a meeting (including a meeting of the overview and scrutiny committee of your authority or of a sub-committee of such a committee) but only for the purpose of making representations, answering questions or giving evidence relating to the business, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

REPORT



| REPORT OF | MEETING | DATE | ITEM NO |
|--------------------------------------|---------------------------------------|-------------------------------|---------|
| STRATEGIC DEVELOPMENT SERVICES | PLANNING POLICY SCRUTINY COMMITTEE | 2 ND APRIL 2009 | 4 |

RS2010: REGIONAL STRATEGY FOR ENGLAND'S NORTHWEST

Public Item

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

Summary

The Government has recently published draft legislation to enable all regions to produce a Single Integrated Regional Strategy to replace the Regional Economic Strategy, Regional Spatial Strategy and Regional Housing Strategy. The Northwest region has agreed to begin work on this immediately, whilst ensuring that the work maintains the flexibility required to comply with the legislation when it is enacted

The strategy work is being jointly led by the NWDA and 4NW (the Regional Leader's Forum) and assisted by an advisory group of 50 regional organisations.

The Principles and Issues Paper is out for consultation and has been published to stimulate debate within the region about the issues that the region is likely to face over the longer term future and the principles that should underpin the strategy.

The report outlines the timetable for the preparation of the strategy and indicates the consultation questions contained in the document and suggests responses to them to be submitted to the NWDA and 4NW.

Recommendations

1. That members note the timetable for preparation and the transitional arrangements.
2. That the Portfolio Holder be recommended to agree and submit the responses contained in the report .

Reasons for recommendation

For information.

To enable the Council's views to be taken into account in the emerging Regional Strategy.

Alternative options considered and rejected

The alternative is not to make a consultation response and not have the Council's views taken into account.

Cabinet Portfolio

The item falls within the following Cabinet portfolio:

Planning and Development:

Councillor Trevor Fiddler

Background

1. The Government has recently published draft legislation to enable all regions to produce a Single Integrated Regional Strategy to replace the Regional Economic Strategy, Regional Spatial Strategy and Regional Housing Strategy. The Northwest region has agreed to begin work on this immediately, whilst ensuring that the work maintains the flexibility required to comply with the legislation when it is enacted.
2. The strategy will set a 20 year vision and related goals, and a 3-5 year investment and implementation plan. It will ensure that decisions and investment are helping the region move towards the agreed goals.
3. The strategy work is being jointly led by the NWDA and 4NW (the Regional Leader's Forum) and assisted by an advisory group of 50 regional organisations. The Principles and Issues Paper has been published to stimulate debate within the region about the issues that the region is likely to face over the longer term future and the principles that should underpin the strategy. The current consultation runs until 30th April. A copy of the full consultation document is available at www.nwregionalstrategy.com.
4. The consultation is based on a number of questions related to issues, assumptions and the focus of the strategy. Comments on each of these questions are set out throughout this report.

Preparation Process and Transitional Arrangements

5. On enactment of the legislation the RSS and the RES currently in force will automatically become the 'Regional Strategy'. If there are any serious policy contradictions between the two strategies, the Secretary of State will have powers to resolve them. Only the RSS elements of the Regional Strategy will have the status of the statutory development plan.

6. Preparation of the revision to the Regional Strategy will involve the following stages:

Drafting the Regional Strategy

- Developing the evidence base
- Engage stakeholders
- Appraise issues and options (inc sustainability appraisal etc)
- Develop preferred option
- EiP Panel to consider evidence base and key issues

Testing the Draft Strategy

- Statutory public consultation
- Panel hold examination in public and produce panel report

Signing Off the Strategy

- Refine draft strategy in light of panel report
- Submission to Secretary of State
- Secretary of State issues draft for statutory public consultation
- Secretary of State issues revised regional strategy

7. When the revision to the Regional Strategy is issued by the Secretary of State, this will become part of the statutory development plan.

Consultation on the Principles and Issues Paper

8. The paper is divided into a series of sections with associated questions. These are described below.

Introduction

9. The paper recognises the fact that the current recession is affecting the region in a number of ways, and that it will be important to position the region for future sustainable recovery and long-term resilience and success. This means we will need to be radical in considering how we can integrate environmental, economic and social issues to achieve economic prosperity without unsustainable use of resources.

Consultation Question A: Do you believe that things will have fundamentally changed as a result of this recession and that issues of climate change, low carbon economy, competing land-use pressures and the nature of future growth are important to consider?

Response to Question A: It is likely that the economic model that has driven growth in recent years will be fundamentally changed by the current recession. It may be many years before the availability of credit to the market achieves the levels of recent years. Issues of climate change, low carbon economy, competing land-use pressures and the nature of future growth will remain very important to consider. However, the Northwest is competing on a world stage and as we move out of recession other countries, especially the countries with emerging economies

may give higher priority to economic recovery without having regard to environmental issues including climate change and the need to reduce carbon outputs. Indeed, this was the case when the world economy was booming.

On the basis that parts of the Northwest are on the coast, climate change may have direct impacts on spatial planning issues in those areas.

Strategy Assumptions

10. The Principles and Issues Paper outlines a number of assumptions that will guide the development of the strategy, including:

- Increasing regional integration into the European and World economies;
- Need to differentiate what the region does and compete on quality, not just price;
- Need to innovate in order to adapt to and find solutions to climate change;
- Long-term increase in price of gas and oil including volatility in the market and issues of supply availability;
- Scarcity of some natural resources leading to food & commodity price fluctuations;
- Continued commuting needs & increasing importance of ICT & work/life balance;
- Large urban areas to remain the main focus for growth; Green Belt & infrastructure pressures;
- Ageing population, lower inward migration, growth in higher skilled occupations, need to upskill the workforce, longer working lives, increasing ethnic diversity.

Consultation Question B: Do you agree with the assumptions made? If not, what alternative assumptions would you make? Are there any assumptions missing?

Response to Question B: The possible effects of the current recession may last for many years. If this is the case, the strategy should acknowledge this in its assumptions, at least as a possible contingency. Addressing climate change is important, but this can only realistically be addressed as a global issue. The ageing population will be a very significant factor within the borough. Whilst there may be lowering inward migration in the region as a whole, this may not be the cases for some councils, including Fylde Borough.

Strategy Focus and Outcomes

11. The paper proposes that the outcome of the strategy should be sustainable economic growth and that the strategy must contribute to sustainable development. The strategy will also need to contribute to the mitigation of, and adaptation to climate change.

Consultation Question C: Do you agree that the focus of the strategy should be on sustainable economic growth and contribute to sustainable development?

Response Question C: Whilst sustainable economic growth and sustainable development are clearly important goals for the region to pursue, a single regional strategy should have a wider focus than this and include some reference to social and environmental issues as well as economic ones. Although, social and environmental elements are identified below, the headline focus should also include these elements.

12. The strategy is looking to achieve 'sustainable and equitable social, economic and environmental wellbeing' and the Principles and Issues Paper suggest that this means:

- Good levels of health;
- Affordable, appropriate, good quality, well designed, energy efficient housing;
- Good education and training opportunities for children and adults;
- Broad range, depth and choice of quality employment opportunities;
- Excellent sustainable connectivity into and within the region;
- Sustained & sustainable consumption, production, economic growth & investment;
- High productivity, investment & enterprise: innovation, research, leadership & skills;
- High employment rates;
- Vibrant cities, towns, coastal and rural areas;
- Communities and places where people feel safe and proud, have a sense of belonging and get on well together with people from different backgrounds;
- Regionally distinctive natural and marine environment which has a rich biodiversity;
- Good quality green infrastructure and public open space accessible to all; and
- Low levels of carbon emissions.

Consultation Question D: In the delivery of this, do you agree with the elements outlined above? Are there elements missing? How would you prioritise them?

Response to Question D: The elements outlined are appropriate. However, there appears to be very little reference to the importance of maintaining and improving landscape and townscape. These issues should be included also. It would be very difficult to prioritise them as all are important and different interests would place different emphasis on different elements.

Consultation Question E: How do you believe these aims / goals should be measured?

Response to Question E: A comprehensive monitoring framework should be developed as an integral part of the regional strategy. This would be a major task since it would be difficult to ensure that recorded outcomes are achieved as a result of policy implementation. For instance, lower carbon emissions might be the result of continuing recession rather than as a result of regional policy.

Northwest England's Uniqueness

13. The Principles and Issues paper suggests that the following elements (when combined) define the Northwest's unique contribution to the future UK, European and World economy:

- The people, diverse culture, sport, positive external image and trading heritage with a critical mass of activity (from Liverpool and Manchester brands through to the Lake District – a juxtaposition of huge metropolitan areas and high quality landscapes). A welcoming and attractive place to live, work, invest and visit.
- Relatively high skill, low cost location able to serve the world due to connectivity and time zones.
- Quality, diversity and character of natural and coastal environmental assets, including sustainable land management and food production, and availability of brownfield and employment land providing the potential for growth with minimal environmental impact.
- Potential renewables and nuclear energy offer.
- Advanced engineering / materials strengths.
- Small but highly productive bio-medical strengths and, potentially, an emerging digital and creative sector.
- History in, and critical mass of, innovation, science, research and university assets.
- International port and airports.

Consultation Question F: Do you agree that these elements adequately summarise the Northwest's unique offer in a world economy? Are there any current or future potential elements missing?

Response to Question F: These elements adequately summarise the offer of the Northwest. However, whether the region has a **unique offer** in worldwide terms (or just represents marketing speak) is open to question. There appears to be a contradiction in that a 'positive external image' is listed as a unique point of the North West, yet 'external perceptions of the region' is listed as a persistent challenge to be addressed in the next section. There may also be contradictions between developing advanced engineering if this includes producing jet fighter aircraft, and 'low carbon' objectives.

Consultation Question G: Do you disagree with any of these statements?

Response to Question G: It may be better to describe the "potential renewables and nuclear energy offer" as "the potential low-carbon energy offer" to include other potential forms of low-carbon energy and to avoid the suggestion that the region favours one type of energy generation at this stage of the regional strategy process.

Consultation Question H: Do you believe these elements will still be unique about the northwest in 20 years time?

Response to Question H: Many of these elements have developed in the region over significant periods of time and are well-established in its character. However, it is very difficult to anticipate how these factors might change over the

long term future. Also it may be questionable whether the region should just work to its existing strengths and not look to develop additional attributes.

Regional Challenges

14. A number of challenges are identified that must be addressed if the region is to meet its social, environmental and economic goals:

- Ill health and its economic and social impacts;
- Poor quality, ageing housing stock and limited choice in some areas and the need to increase new build supply;
- Areas of entrenched deprivation and inequality, and poor levels of social cohesion;
- External perceptions of the region and low aspirations in some communities;
- Attraction and retention of highly skilled and talented people;
- Low education and skills levels; low employment rates;
- Low levels of enterprise and entrepreneurship;
- Growing congestion; constraints in part due to poor connectivity & public transport;
- High levels of energy use and relatively poor utility infrastructure;
- Lack of integration of urban areas with their rural hinterlands;
- Volume and management of waste;
- Threats to environmental, cultural and historic assets;
- Climate change risks to markets & sectors; flood risk to businesses, homes & places;
- Productivity and competitiveness relative to other international economies.

Consultation Question I: Do you agree with the challenges outlined for the Northwest over the coming 20 years? Are there any missing?

Response to Question I: The challenges outlined are all significant for the region to address over the coming 20 years. In addition, one of the most significant issues facing the region may be the rate of development in emerging world economies which could marginalize and reduce the importance of the Northwest in world terms

Issues

15. On the basis of the evidence collected to date, it is suggested that the following issues are centrally relevant to the development of the strategy and link to the strengths and challenges identified above:

- **Low Carbon Economy, Resource Use and Water:** Need to improve the efficiency of energy and resource use, reduce waste generation and manage waste, and define what sustainable consumption and production means in order to achieve sustainable growth.
- **Urban Growth:** Growth will continue to be driven by our cities and towns, however there are issues surrounding inequalities, housing, transport and

infrastructure that could limit growth in parts of the region. There may need to be a strategic review of the Green Belt.

- **Connectivity:** Need to make better use of existing transport assets and significantly improve the sustainable transport infrastructure and wider connectivity.
- **Places and Communities:** The role of places can change over time as they develop their assets. The regional strategy will need to be clear about the potential future strengths of places and their inter-relationships in order to create the conditions to succeed and enable communities and businesses to thrive.
- **Natural Environment and Rural Areas:** The natural environment and rural economy will need active and sensitive management to ensure their future survival and enhance and maximise the social and economic benefits of these assets for the region as a whole.
- **Skills and Talent:** The region needs to develop, retain and attract skills and talent to achieve sustainable growth and increased productivity.
- **Health and Worklessness:** Ill-health, health inequalities and worklessness have not improved significantly in the region over the last 20-30 years. We need to think about how to raise people's aspirations and ensure that in times of recession people are able to access employment opportunities to avoid a new generation of long term unemployed.
- **Innovation:** The region has strengths in science, research and development, the size of its Higher Education base and a long history of innovation.
- **Advanced Manufacturing:** The region has clear strengths in advanced manufacturing and it will be important to take account of the changing nature of manufacturing.
- **Nature of Growth and the Role of the Public Sector:** Consideration needs to be given to the nature of economic growth in the future, for example future business models, energy and food security, people's work/life balance etc. The regional has a large public sector and sustainable public sector procurement is vital to the economy in terms of purchasing, locational and employment decisions made by the sector.

Consultation Question J: Do you agree that the list of major issues for the region to address via the Regional Strategy are correct and will lead to sustainable and equitable economic, social and environmental wellbeing? Are there any issues you would remove? Are there any issues missing from your perspective? How would you prioritise these issues?

Response to Question J: It is suggested that the aging population and how we deal with it should be recognised as a major issue. In some districts such as Fylde the social and economic effects could be very significant. In answer to the second question, all issues are important and many are inter-related in some way. Therefore, prioritisation of the issues may not be appropriate.

Consultation Question K: Do you agree with the assertions made in these issues? Have you got any specific comments on the issues raised, or the inter-relationships between them?

Response to Question K: The following matters are raised in response.

- More emphasis should be placed on the importance of improving the townscape (environment) of some of the urban areas many of which remain poor and despoiled since the original industrial revolution.
- A greater explanation should be given of the balance to be accorded between urban growth and rural development.
- Whilst it is acknowledged the health and worklessness are interrelated, because of their importance, there is a need to consider both of these issues in their own right.
- Sustainable economic growth needs to be properly defined. A distinction should be made between reducing carbon emissions in the Northwest (which will effect the global issue of climate change) and the development of low-carbon technologies (which will benefit the northwest by enabling firms to export their products and knowledge around the world).

| Report Author | Tel | Date | Doc ID |
|---------------|----------------|------------|--------|
| Tony Donnelly | (01253) 658610 | March 2009 | |

| List of Background Papers | | |
|---|------------|--|
| Name of document | Date | Where available for inspection |
| RS2010: Regional Strategy For England's Northwest | March 2009 | Planning Policy Section, Town Hall, St Annes www.nwregionalstrategy.com . |

| IMPLICATIONS | |
|---|------------------------|
| Finance | No direct implications |
| Legal | No direct implications |
| Community Safety | No direct implications |
| Human Rights and Equalities | No direct implications |
| Sustainability and Environmental Impact | No direct implications |
| Health & Safety and Risk Management | No direct implications |

REPORT



| REPORT OF | MEETING | DATE | ITEM NO |
|---|---------------------------------------|--------------|---------|
| STRATEGIC DEVELOPMENT SERVICES DIRECTORATE | PLANNING POLICY SCRUTINY COMMITTEE | 2 APRIL 2009 | 5 |

JOINT LANCASHIRE MINERALS & WASTE DEVELOPMENT FRAMEWORK

Public Item

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

Summary

The Joint Lancashire Minerals and Waste Development Framework Core Strategy Development Plan Document has been adopted by the three Joint Authorities of Blackpool Council (21 January 2009), Blackburn with Darwen Council (29 January 2009) and Lancashire County Council (26 February 2009). It is applicable to all development within the Joint Planning Area. It sets out policies which will guide minerals and waste planning in the area to 2021. It forms part of the Minerals and Waste Local Development Framework applicable to the three authorities.

Recommendation

1. That the report be noted.

Reasons for recommendation

1. To keep the Committee informed on important matters.

Alternative options considered and rejected

Not relevant.

Cabinet Portfolio

The item falls within the following Cabinet portfolio:

Planning and Development: Councillor Trevor Fiddler

Report

1. The Joint Lancashire Minerals and Waste Development Framework Core Strategy Development Plan Document was considered by an independent Inspector at Examination in May 2008. The Inspector's Report was published in August 2008, can be viewed on the Joint Authorities' website www.lancsmwdf.com. The adopted Joint Lancashire Minerals and Waste Development Framework Core Strategy Development Plan Document incorporates the binding recommendations of the Inspector.
2. The Core Strategy will now become the strategic document for future minerals and waste development until 2021. The Core Strategy is now part of the development plan, alongside saved parts of the Minerals and Waste Local Plan, for all decisions on Minerals and Waste issues in Lancashire. It will also guide production of future Site Allocation and Development Management Policies.
3. The Spatial Vision for Minerals and Waste in Lancashire is included in Appendix A to this report. The vision outlines the ambition for sustainable resource management in the Plan area. Eleven objectives are identified which set out how the vision is to be achieved. The strategy, activities and actions to delivering the vision and objectives is presented under nine separate but interlinked issues as follows:

- **safeguard Lancashire's mineral resources**

Minerals are a finite resource and care needs to be taken to ensure that deposits are used in the best way and safeguarded from other forms of development to ensure they are not sterilised.

- **minimise the need for mineral extraction**

A key objective of Government guidance is to reduce the consumption of primary aggregates and ensure that they are put to the highest quality end use. To this end the

Government is seeking an increase in the amount of recycled and secondary aggregates (RSA) used.

- **meet the demand for new minerals**

New targets for the amount of aggregates that need to be provided were issued by the Government in 2003. These were lower than in previous years and reflected changes in production levels and attempts to increase the contribution of recycled and secondary aggregates. No such apportionments of forecast demand are produced for other minerals.

- **identify sites and areas for new mineral extraction**

Government guidance requires that minerals are planned for to ensure a steady supply over the plan period.

- **achieve sustainable minerals production**

The potential impacts arising from minerals development can be significant, often resulting from noise, dust, and vibration. These impacts can result in considerable nuisance to local communities. The movement of minerals in particular has the potential to cause damage to our environment.

Most of the minerals extracted within the Plan area are moved by road. The current Plan contains policies for rail freight and recognises the importance of minimising travel. The Government advises a move towards more sustainable transportation, including consideration of alternative means of moving minerals, for example by train or barge.

- **promote waste minimisation and increase waste awareness**

A key emphasis of government policy is waste minimisation, and significant increases in recycling and composting. Heavy reliance is placed on the role the general public and industry will play in achieving these aims, and it has been proven that increases in waste minimisation and recycling often occur as a result of increasing education and awareness.

- **manage our waste as a resource**

The current Minerals and Waste Local Plan relies on landfill as the main means of dealing with waste. We need to cater for all waste streams, some of which have Government-set targets for recycling and recovery. In recent years, waste management technologies have advanced. There are now a number of different means of dealing with waste.

- **identify capacity for managing our waste**

Government guidance requires that waste management facilities are planned for to ensure that sufficient facilities are made available to meet waste management needs. There are a number of ways this might be achieved.

- **achieve sustainable waste management**

The management and transportation of waste can lead to significant environmental impacts and nuisance to local communities. The aim of sustainable waste management is to maximise recycling and recovery without adversely affecting communities or the environment. A key emphasis of Government policy is to deal with waste as close as possible to where it arises and encourage sustainable waste management practices which reduce the need to transport waste great distances.

4. The nine policies of the Core Strategy which address each of the issues outlined above are to be read alongside the relevant supporting text and the key diagram. The Core Strategy of the Minerals and Waste Development Framework is intended to provide an ambitious, long-term approach to sustainable minerals and waste management. To ensure that this progress is met an Implementation Plan is included which identifies, amongst others, the 'District LPA' as a stakeholder responsible for implementation.
5. The Core Strategy is to be supported by Site Specific Policies, relating to locations where minerals extraction may take place and the identification and release of sites for waste management facilities. To assist in the identification of sites or areas a selection process will be undertaken to identify all potential sites. The proposed site identification process is included in Appendix B of this report.

6. Work has now begun on the Site Allocation and Development Management Policies relating to Minerals and Waste. Consultation events were held during March for the benefit of all stakeholders and community representatives and residents who have been involved in the preparation and implementation of minerals and waste planning policy across Lancashire, Blackburn with Darwen and Blackpool. The consultation events offered the opportunity to learn more about how new development for minerals extraction and waste management will come about, and to influence how new sites are identified and selected. It is intended that all options are explored and the correct approach is used before considering what the preferred options might be. This work will tell the joint authorities which sites might be more suited for minerals and waste activities.
7. Quarries and waste are controversial. The Site Allocation and Development Management Policies will set the guidelines for where they should go, and what criteria should be used for future applications. Over the next year Lancashire, Blackpool and Blackburn with Darwen Councils will be setting planning policies to manage Lancashire's Minerals and Waste. This will include site allocations which will be consulted on in the autumn.

| Report Author | Tel | Date | Doc ID |
|---------------|----------------|------------|--------|
| Mark Sims | (01253) 658656 | April 2009 | |

| List of Background Papers | | |
|---|---------------|---|
| Name of document | Date | Where available for inspection |
| Joint Lancashire Minerals & Waste Development Framework Core Strategy Development Plan Document | February 2009 | Planning Policy Section, Town Hall, St Annes and www.lancsmwdf.com |

| IMPLICATIONS | |
|-------------------------------------|--|
| Finance | None arising directly from the report. |
| Legal | The Joint Lancashire Minerals and Waste Development Framework Core Strategy Development Plan Document is now part of the development plan. |
| Community Safety | None arising directly from the report. |
| Human Rights and Equalities | None arising directly from the report. |
| Sustainability | None arising directly from the report. |
| Health & Safety and Risk Management | None arising directly from the report. |

Attached documents

Appendix A: A Spatial Vision for Minerals and Waste in Lancashire

Appendix B: Approach to Site Identification and Assessment to Generate Options for
Potential Sites and Areas

APPENDIX A:

A SPATIAL VISION FOR MINERALS AND WASTE IN LANCASHIRE

Over the Plan period, Lancashire will continue to contribute an appropriate supply of minerals to provide locally sourced materials and those required to meet regional and national needs, supported by a productive and diverse minerals industry. The use of alternative materials in place of land-won minerals will progressively increase, and will be supported by an expanding mineral recycling industry. New waste facilities will be located to reduce the need to transport wastes unnecessarily and to support self sufficiency and local ownership in waste management. Minerals will be safeguarded for their economic, environmental or cultural heritage value. All new minerals and waste development will contribute to conserving and enhancing our landscapes, our natural and cultural heritage and our quality of life.

By 2021, we will all, residents, businesses and developers alike, understand our own responsibilities in managing our waste and natural resources sustainably and will view waste as a resource rather than something to be thrown away and forgotten. Our communities and visitors to Lancashire will value our mining and quarrying heritage and appreciate the importance of continuing mineral extraction to our economy and to our quality of life. Residents and industry will work closely together and with local authorities to influence the way future sites for minerals and waste are planned.

Lancashire will benefit from an integrated network of waste facilities using innovative technologies to manage our waste in sustainable ways, and supported by a thriving recycling and reprocessing market. All new developments will embrace waste minimisation and recycling in their design and construction techniques. High quality design and working practices will be an essential feature of all new minerals and waste developments, which will respect the character and distinctiveness of their surroundings. Lancashire's minerals and waste activities will be exemplars of best practice.

APPENDIX B:

APPROACH TO SITE IDENTIFICATION AND ASSESSMENT TO GENERATE OPTIONS FOR POTENTIAL SITES AND AREAS

1. The Minerals and Waste industries and landowners will be invited to submit proposals which will identify sites or areas of interest, or to submit any other information on Lancashire's mineral resources and/ or waste management capacity. This site specific process should not reopen consideration of our need for specific minerals or our waste capacity requirements, although examination of certain sites or areas may provide important evidence to establish the need for certain minerals or to refine the capacity of particular facilities not quantified in the Core Strategy.
2. Proposals submitted by the minerals and waste industries or landowners (or other stakeholders) will be supplemented, as necessary, by areas identified and safeguarded in the Local Plan, by locations identified through other research, and by the inclusion of existing mineral workings and waste management and reprocessing facilities where the possibility for extension or satellite operations, or for co-location and waste parks can be considered.

To Assess these Options

3. Any primary planning constraints (such as green belt or areas of national importance for nature conservation or landscape or heritage value) affecting sites or areas identified will be highlighted.
4. Potential sites and areas will be put out to early stakeholder consultation to consider issues and the options for site selection.
5. Informed by the responses to consultation, sites will be appraised for their potential, for example in terms of their accessibility and proximity to road networks and to ready alternatives to road transportation.
6. These same sites will also be assessed against secondary constraints (such as proximity to other development and to local communities) and the potential to mitigate for these constraints, including any cumulative impact, will be assessed, and also informed by consultation findings
7. Sustainability appraisal and strategic environmental assessment will be integral to the process of choosing preferred options (sites or areas), as will the strategic assessment of flood risk and Appropriate Assessment under the requirements of the Conservation (Natural Habitats) Regulations.

REPORT

| REPORT OF | MEETING | DATE | ITEM NO |
|---|---------------------------------------|--------------|---------|
| STRATEGIC DEVELOPMENT SERVICES DIRECTORATE | PLANNING POLICY SCRUTINY COMMITTEE | 2 APRIL 2009 | 6 |

ST. ANNES BUILDING REFURBISHMENT PROGRAMME 2001- 2009 – A REVIEW

Public Item

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

Summary

This report and the attached appendices provides an overview of the Building Refurbishment Programme that has been in operation in St. Annes since 2001 including a summary of the main achievements and a review of some of the 'lessons learned' during its operation.

Recommendations

1. That Committee note the contents of the report in relation to the successful implementation of the HERS/CARS scheme.
2. That Committee recommends to the Portfolio Holder that officers engage with external funding agencies to ascertain whether there are further funding initiatives and opportunities that might be appropriate to the Borough and in this regard report back, in due course, with relevant information.
3. That Committee notes and acknowledges the economic achievements and experience gained through the implementation of the scheme, as referenced in the report, and resolves that where future building refurbishment schemes are undertaken, the experience gained though the operation of HERS, in respect of protocols and procedures, be embodied in the operation of such future schemes.

4. That Committee recommends to the Portfolio Holder that officers provide a periodic review for Committee to monitor schemes as they progress and to instruct officers to identify, through future regeneration action plans, the scope for grant aid schemes and consider the opportunities for external funding to support the relevant elements of the action plans.

Reasons for recommendation

The HERS/CARS scheme has been in operation of many years and along the way many lessons and issues have become apparent. The scheme has been well received and in your officers opinion has presented very good, long lasting benefits. The operation of the scheme has presented challenges and opportunities that will enable future schemes to benefit. It is also important to identify potential funding opportunities to support regeneration activity and report these to Committee as appropriate

Alternative options considered and rejected

None

Cabinet Portfolio

The item falls within the following Cabinet portfolio:

Planning and Development: **Councillor Dr. Trevor Fiddler**

Report

HERITAGE ECONOMIC REGENERATION SCHEME (HERS), ST. ANNES.

1. The Regeneration Programme for St. Annes was officially launched in 1999. At this time, a considerable level of survey work and other preparatory studies were undertaken to identify the issues surrounding the apparent economic and environmental decline of St. Annes town centre. Discussions with business interests and an analysis of the extensive survey work identified a serious problem with dilapidation and disrepair of buildings due a lack of investment, which could, for the most part be attributed to the severe economic downturn within the trading environment of the town centre over the preceding decade or more. Particular concern was being expressed because the town's economy relied heavily on visitor spend.
2. The centre was experiencing widespread vacancy both at ground and to the upper floors (over 50% in some streets) and survey analysis identified a near collapse in business confidence with the imminent threat of further closures. A lack of demand for retail space and a reduction in national retail brands, as well as a contraction in the banking and commercial sector compounded the problem.
3. Added to these economic issues, the previous decades had witnessed many inappropriate alterations and additions to buildings, often with the aim of modernisation, which had, themselves, become dated and were identified as being visually inappropriate within the context of an otherwise fine collection of 'Victorian' and 'Edwardian' buildings. In 1999 the Council resolved to designate St. Annes on

Sea as a conservation area in recognition of its significance as a planned town with a predetermined street plan and in view of its many buildings exhibiting particular architectural and historic qualities, although many had been despoiled at ground floor level with the aforementioned, later additions.

4. The St. Annes Development Partnership, of which the Council was a major partner, drew up an Action Plan for the Town centre and a major component of this plan was an emphasis on building refurbishment and enhancement to public spaces (a public realm strategy), which was seen as the principal means of regenerating the physical setting of the town that would, it was hoped, attract investment and improve business confidence.
5. Following the adoption of the Action Plan, the Council's Regeneration Team engaged English Heritage to ascertain whether it could support a building refurbishment programme and offer funding assistance under a new initiative known as the Heritage Economic Regeneration Scheme. The objective of the fund was one of providing support, on a selective basis, to conservation areas where it was felt that building conservation enhancements would contribute to sustainable economic development and regeneration. Whilst the national HERS scheme was limited in terms of the overall size of the fund, Fylde BC was subsequently invited to submit a bid which required a full justification for the scheme and the obligatory envisaged economic outputs. The Council's Planning Committee at the time supported the submission of a bid and pledged to provide funding support as part of a potential joint public/private sector initiative.
6. In November 2000, the Council was successful in obtaining HERS funding based on a 3 year programme. St Annes was one of the first recipients of funding support within HERS for a coastal town. The £150,000 English Heritage grant was matched by the Borough Council. Grants were offered for 'eligible works' to historic buildings on the basis that the building owner/tenant would contribute at least 50% of the overall costs. The scheme was slow to start and it was initially quite difficult to engage investment commitment from owners, given the economic climate within the town centre. This was compounded by the fact that willing tenants often found it difficult to gain the commitment of building owners, many of whom were absent landlords and often hard to reach. As with schemes of this nature, the hardest element is building trust between owners/ tenants and the Council and persuading them to invest. However, with the implementation of Phase 1 of St. Annes Square, there was a visible manifestation of the Council and Partnership's determination to revitalise the town centre and this action provided an element of confidence about the future.
7. The first HERS scheme was highly prominent and was very well received. It was fortunate that with relatively little cost a very attractive building on Orchard Road was refurbished since the 'historic' shop front was found hidden beneath later additions. A phase two of the scheme refurbished the upper floors and brought into use vacant floor space.
8. The HERS scheme was approved by English Heritage on the basis that it was 'conservation based' and to this end the Regeneration Team researched historic records, plans and photographs so that 'original designs' could be re-interpreted along with Victorian colour schemes. It has proved quite possible to achieve contemporary shop front layouts and shop front displays within the context of an historic and architecturally appropriate design.

9. Following the successful implementation of the inaugural scheme, interest was aroused and soon the eligible funding was committed to a variety of projects. The Council had decided to try to focus on the refurbishment of blocks of properties wherever possible as this often proved to be more cost-effective. Moreover, negotiations and subsequent contract management arrangements were usually with one landlord, which simplified the process somewhat and a unified 'envelope' scheme could be designed for a 'block' ensuring consistency and a high impact.
10. In 2003, a second bid was submitted to English Heritage which, again, proved successful, and was probably granted in recognition of the success of the initial three year programme. The demand for grant aid proved to be strong under this second round and soon became fully subscribed, firstly through expressions of interest and then approved projects.
11. Attention was also paid to ensuring, through the development control process, that appropriate design was pursued where grant aid was not offered, to ensure that the investment and architectural achievements of the scheme were not compromised by inappropriate development.
12. In 2006, the national HERS scheme drew to a close although in the case of St. Annes further grant aid was offered as a consequence of under spend elsewhere with the added benefit that the additional offer of grant did not require 'Council match'. Whilst the HERS was drawing to a conclusion nationally demand within St. Annes remained and the Council subsequently engaged the support of Lancashire County Development who replaced English Heritage as the co-funder. Further schemes have been completed and the grant aid scheme will draw to a conclusion at the end of this financial year although there are a few schemes yet to commence, as they are committed.
13. Taken as a whole the HERS/CARS scheme has proved to be very popular. In several cases the level of investment of the private sector has been three or four times the grant aid since this has brought about additional investment such as internal refits or bringing previously abandoned space back into use e.g. retail space, offices or apartments, that has generated a financial return for the building owner. The overall contribution to regeneration has been considerable and helped achieve conservation objectives. There is still a demand for the grant aid scheme although interest has waned, probably in view of the current recession. It is considered that there remain several buildings that would benefit from refurbishment and some owners have expressed an interest if and when the economy recovers. It will be appropriate, therefore to keep the matter under review.
14. In a review of the St. Annes Regeneration Programme, which will be required following the results of the imminent Visitor Economy Pilot Study, the issue of building refurbishment can be reconsidered. This could ascertain whether it would be appropriate to maintain this sort of approach in the future. However, this would depend on a number of factors such as the availability of funding, match in the form of grant from external agencies and the willingness of the private sector to participate. It might be appropriate to consider this approach in other parts of the Borough as is presently the case in Kirkham.
15. Committee is asked to note the following 'lessons learnt' from the operation of this scheme, which can be summarised as follows:-

- Firm support from the Council for the regeneration agenda and a particular focus on town centres as has been the case here. Regeneration schemes require an economic rationale with envisaged outputs that must be realistic yet ambitious.
 - The need for extensive publicity for the scheme and the need to demonstrate that the particular element relates to a broader and more ambitious regeneration programme.
 - The need to have a clear view as to what the objectives of the scheme are, what outputs can be expected and a clear understanding of the benefits to the private sector in undertaking considerable commitment and investment. Patience and persuasion are needed and a determination to achieve the objectives. A good relationship with the Council is necessary.
 - The need for a Partnership to include Community and Stakeholder interests that can support the Council and participate in the running of the scheme (The present scheme operating in Kirkham is an excellent example of this arrangement).
 - The need for design guidance and the determination of officers and members to make appropriate decision that will support the initiative.
 - Appreciate the economic and social benefits that these schemes can bring about.
16. Appendix A presents a summary of outputs. Appendix B some examples and C a copy of a review that featured in the English Heritage publication 'Heritage Counts', which gives a perspective from a co-funding partner.

Conclusion

17. The scheme has proved to be very popular with business interests and the public and has been a high profile project through which the Council has been the major lead partner. The scheme, that started as a 'trial' initiative has run for over 8 years, taking in almost 60 projects.
18. It has had a major positive effect on business confidence and a good proportion of the building stock of the conservation area have been brought back into use and now have an extended life. The scheme has 'levered' considerable public sector match funding and of major importance, that from the private sector. Some of the schemes have been small in scale, for example the re-instatement of authentically designed windows to upper floors to major refurbishment schemes for whole blocks. Attention is also drawn to Appendix A of the level of new commercial floor space, jobs created/safeguarded and new dwellings, the latter largely as a result of the conversion of former vacant or redundant upper floors.

| Report Author | Tel | Date | Doc ID |
|---------------|----------------|-----------------------------------|--------|
| Paul Drinnan | (01253) 658434 | Date of report 20 January 2008 | |

| List of Background Papers | | |
|--|--------------|----------------------|
| St Annes on Sea HERS Bid, 2001 | | |
| St Annes on Sea HERS bid.St. Annes On Sea. HERS Action Plan. | January 2003 | |
| St. Annes on Sea CARS bid. | 2006 | Town Hall, St. Annes |
| Heritage Counts : The State of the North West's Historic Environment | | |

| IMPLICATIONS | |
|---|------|
| Finance | None |
| Legal | None |
| Community Safety | None |
| Human Rights and Equalities | None |
| Sustainability and Environmental Impact | None |
| Health & Safety and Risk Management | None |

Attached documents

1. Appendix 1. HERS/CARS Summary of outputs
2. Appendix 2. HERS case studies
3. Heritage Counts extract.

Summary of Outputs

St Annes on Sea Town Centre Regeneration Programme 2000 - 2009

Heritage Economic Regeneration Scheme (HERS) 2001 – 2007

| | |
|--|---------------|
| Total FBC Funding | £303,306.84 |
| Total Other Public Funding | £460,115.97 |
| Total Private Sector Funding | £2,077,831.72 |
| No. of Buildings Improved | 45 |
| No. of Jobs Safeguarded | 9 |
| No. of Jobs Created | 38.25 f.t.e. |
| Sq M of New/Improved Commercial Floorspace | 2,963.5 |
| No. of Businesses Created | 10 |
| No. of Business Assisted | 46 |
| No. of Dwellings Improved or Created | 49 |

Conservation Area Restoration Scheme (CARS) 2007 – 2009 (figures provided to date)

| | |
|--|--|
| Total FBC Funding | £5,321.80 |
| Total Other Public Funding | £7,154.30 |
| Total Private Sector Funding | £107,548.50 |
| No. of Buildings Improved | 2 (7 pending – due for Completion by 03/09) |
| No. of Jobs Safeguarded | 0 (To be calculated) |
| No. of Jobs Created | 6 |
| Sq M of New/Improved Commercial Floorspace | 146 |
| No. of Businesses Created | 1 |
| No. of Business Assisted | 2 |

Public Realm Improvement Scheme 2000 – 2009

| | |
|--|---------------|
| Ha of Brownfield Land Reclaimed or Redeveloped | 1.76 hectares |
| Total FBC Funding | £617,690 |
| Total Other Public Funding (St. Annes Square) | £1,770,000 |
| Wood Street | £220,000 |

Vacancy Levels - Comparison

| | |
|----------------------------------|-------|
| Vacancy Level – Town Centre 1997 | 15.5% |
| Vacancy Level – Town Centre 2000 | 17.4% |
| Vacancy Level - Town Centre 2004 | 8.0% |
| Vacancy Level - Town Centre 2008 | 6.6% |

Sample Studies on Vacancy Rates

Vacancy Level – St. Annes Square - Prime Retail Zone

| |
|-------------|
| 1997 - 16% |
| 2004 - 5.4% |
| 2008 - 0% |

Vacancy Level - Park Road - Secondary Retail Zone

| |
|--------------|
| 1997 - 36% |
| 2000 - 35% |
| 2004 - 11.8% |
| 2008 - 5.8% |

St. Annes on Sea Heritage Economic Regeneration Scheme

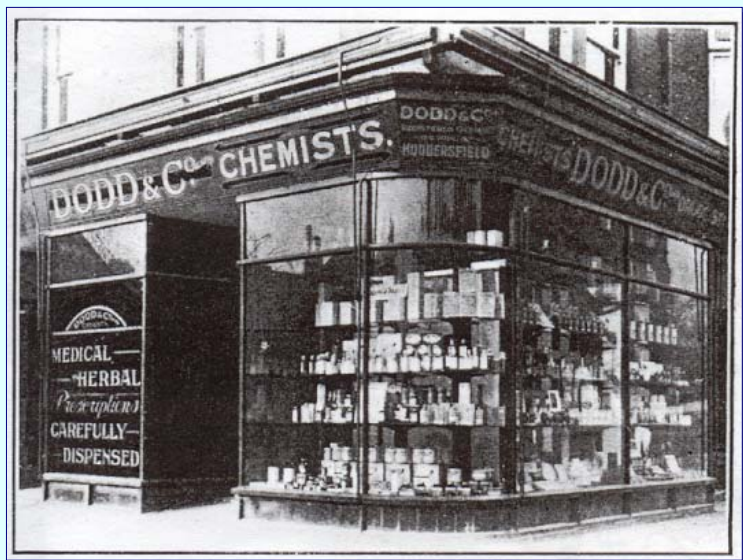
(Grant assisted refurbishment of town centre properties to ensure continued viability and restore period features)

Case Study: Refurbishment of 2 Wood Street, St. Annes on Sea

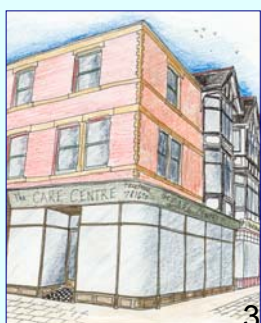
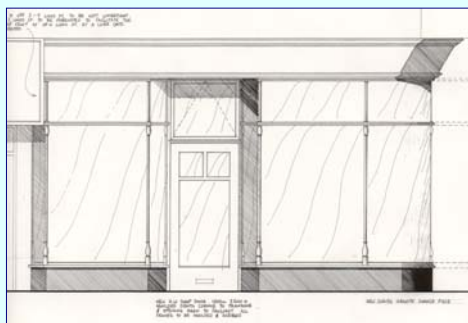
Before Refurbishment



After Refurbishment



Photograph of this property from the 1920s which helped guide the reinstatement of the original shop front and joinery detailing, as detailed in the architectural drawing below:



Night illumination showing leaded lights



No. 2 Wood Street is a prominent corner property that was refurbished to a high standard.

The key element was to reinstate the shop front to an original design to restore this property to its true appearance.

A new retailer who stocks contemporary gifts and housewares was attracted to this refurbished property.

St. Annes on Sea Heritage Economic Regeneration Scheme

(Grant assisted refurbishment of town centre properties to ensure continued viability and restore period features)

Case Study: Refurbishment of 2-8 St. Annes Road West, St. Annes on Sea



Before Refurbishment

This property was vacant for over 2 years and was a major 'blot' on the landscape on a main approach into St. Annes.

The original building had been divided into 2 units. The Council worked very closely with the property owners to combine these back into a large single unit and recreate the original 1930s shop frontage.

This included the reinstatement of all the feature curved glazing and polished granite.

This refurbishment is adjacent to the refurbishment of the whole of St. Annes Square (see image below).



After Refurbishment



Case Study: Refurbishment of 10-20 Park Road, St. Annes on Sea



Artist's impression



Under renovation



Previous condition

The largest HERS project tackled to date, costing over £300,000 to secure the future of Park Road:

- Complete re-roofing and replacement of all leadwork
- Structural repairs to building fabric
- Repairs to chimney stacks
- Repair of defective external brick, stone and plaster panels
- Refurbishment of original windows
- Replacement of 6 existing shop fronts with traditional Edwardian designs
- External redecoration and colour scheme

COMMUNITY REGENERATION

The historic environment can play a major role in helping to regenerate communities – and the North West has had significant investment in a range of heritage led regeneration schemes. The examples illustrate how restoration of important historical buildings has been integral to the restoration of the community itself.

Lytham St Annes regeneration scheme

This 6 year Heritage Economic Regeneration Scheme (HERS) supported by English Heritage, Fylde Borough Council, the Heritage Trust for the North West and Lancashire County Developments was completed in 2005 and comprised nearly 50 projects to restore and refurbish historic buildings and architectural features, helping to give the buildings viable uses for the next half century.

The programme also aimed at reversing the economic and environmental decline of the resort centre. Lack of investment, disrepair and unsympathetic alterations had badly affected the Victorian and Edwardian buildings and streets. By 1999 60% of the town centre businesses stated that they were not confident in the town's future. In The Square almost 30% of properties were vacant and in Orchard and Park Roads the vacancy levels were approaching 60% and parts of Wood Street nearly 70%. Large numbers of the upper floors were unused. Public concern meant that the refurbishment of buildings thus became an important element of the regeneration strategy for the newly designated conservation area. Funding totalling £4 million from the North West Development Agency, English Heritage and Lancashire County Developments Ltd was put together and attracted around £20 million of private investment. By 2005, vacancy levels in The Square had tumbled to 4% and in the surrounding streets, to 5%. Upper floor space is being used, rather than leaving it vacant, and for the first time there is now a stable residential community in the town centre contributing to its economic base and supporting the small independent sector. It is estimated that the HERS scheme alone created 39 new jobs whilst 45 town centre buildings were refurbished, 38 shop fronts replaced or restored and 46 businesses assisted. The St Annes on Sea Town Centre Regeneration Programme was awarded the 2005 Best Practice Award in Regeneration by BURA and a further Conservation Area Restoration Scheme (CARS) is planned. More information on this successful scheme can be found on the council's website www.fylde.gov.uk/regeneration.



Murrays' Mills before the restoration scheme

MURRAY'S MILLS, ANCOATS, MANCHESTER

Ancoats in Manchester, the world's first industrial suburb, suffered extreme social, economic and physical decline, since cotton spinning ceased in the 1950s. Housing clearance in the 1960s was followed by the closure of shops, schools, pubs and churches. The leviathan cotton mills gradually became vacant and fell slowly into dereliction. However, in 1989 Ancoats was declared a conservation area and 13 buildings were listed, seven of them at grade II*.

Regeneration efforts began with the Eastside Regeneration programme and continued with the formation of the Ancoats Urban Village Company and Ancoats Buildings Preservation Trust (ABPT) in 1996. The Company has concentrated on creating the conditions for private investment in the area, through a judicious use of public funds, whilst the BPT, with support from the HLF has worked on safeguarding specific historic buildings. The Regional Development Agency provided much of the public funding and crucially used its compulsory purchase powers in 2002 to acquire buildings where the owners were not progressing development schemes.

From a population of around 400 residents in 1996 and a handful of declining light industries; 1,700 new homes and apartments have either been completed or are in the pipeline. 40,000 square metres of commercial space have been created and around £40 million of public sector funding has brought in over £300 million of private sector investment.

One of the initial critical projects in Ancoats was the restoration of Murrays' Mills, the world's earliest surviving urban steam-driven textile complex. Costing over £11 million this project has strengthened the mill buildings in a quadrangle surrounding a re-excavated canal basin. It has been a catalyst for the investment of around £80 million in the adjacent Royal Mills complex and stands as an exemplar of best conservation practice. A complementary education and outreach project has delivered construction skills training for young people and run school visits to the site.

REPORT



| REPORT OF | MEETING | DATE | ITEM NO |
|---|---------------------------------------|--------------|---------|
| STRATEGIC DEVELOPMENT SERVICES DIRECTORATE | PLANNING POLICY SCRUTINY COMMITTEE | 2 APRIL 2009 | 7 |

REGENERATION PROJECTS UPDATE

Public Item

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

Summary

The attached appendix brings to the attention of Committee the progress on a number of key regeneration and economic development issues. It is meant as an update upon which further reports will be brought forward to cover particular issues and individual projects.

Recommendation

That members note the contents of the report.

Alternative options considered and rejected

Not applicable

Cabinet Portfolio

The item falls within the following Cabinet portfolio:

Planning and Development:

Councillor Trevor Fiddler

Report

The Attached appendix sets out a series of issues, projects and issues that are actively pursued as part of the Councils regeneration activity. This is an update for the benefit of Committee and highlights that over the course of the next year some of these items will be brought for formal discussion and consideration.

Conclusion

Committee note the progress of regeneration activity presently taking place

| Report Author | Tel | Date | Doc ID |
|---------------|----------------|-------------------------------|--------|
| Paul Drinnan | (01253) 658434 | 29 th January 2009 | |

| List of Background Papers | | |
|---------------------------|------|--------------------------------|
| Name of document | Date | Where available for inspection |
| None | | |

| IMPLICATIONS | |
|---|--|
| Finance | None, as the report is a resume of current workload. Any future implications in respect of project development would be highlighted in the context of the particular report. |
| Legal | None |
| Community Safety | None |
| Human Rights and Equalities | None |
| Sustainability and Environmental Impact | None directly as a result of the report |
| Health & Safety and Risk Management | None |

Attached documents

1. Appendix. Regeneration activity within the Borough

STRATEGIC DEVELOPMENT SERVICES - REGENERATION AND URBAN DESIGN UNIT

PRESENT PROJECTS AND PRIORITIES - UPDATE

Rural Development Programme for England

Stemming from the Common Agricultural Policy this stream of European funding is specifically designated for rural areas to support projects in relation to business support, tourism projects, rural business diversification etc.

The Lancashire Economic Partnership (LEP) invited all local authorities in Lancashire to form Local Action Groups (LAGs) and submit expressions of interest. These LAGs would be responsible for determining project and funding priorities locally and should be composed mostly of the private sector and the community. Fylde forms part of a LAG (known as North Lancashire LAG) with Wyre and Lancaster. The North Lancashire LAG has now been approved by the NWDA (November 2008).

The North Lancashire LAG will have funding of £2,527,366 from 2008 until 2013 inclusive. 20% will be 'top sliced' for Technical Assistance and taken by the LEP (£505,473.20) this will be used to create 5 posts. LEP has agreed to be the accountable body for all matter including these 5 posts.

RDPE – Lancashire Staffing Structure

North LAG – 1 Development Officer with £105,645.38 animation fund

Pennine LAG – 1 Development Officer with £195,509.70 animation fund

West LAG – 1 Development Officer with £87,541.72 animation fund

LEP – 2 Monitoring and Evaluation Posts

Fylde Borough Council must now give a written undertaking to the NWDA that they wish to be a partner and accept the above methodology. There are a number of risks;

1. 20% T&A is based on meeting spend profile, any underspend reduces T&A budget and shortfall would need to be met by accountable body.
2. North LAG Development Officer will be primarily housed by Lancaster City Council (at no cost to the scheme) it is likely that Fylde Borough Council will need to provide a hot desk facility (including IT connections) at no cost to the scheme.
3. All spending is defrayed and therefore the accountable body will take this risk – currently no proposals to spread risk among partners.
4. North LAG will be dependent upon the one Development Officer. Development Officers cannot share workload between the Lancashire LAGs. Any period of absence by the Development Officer will have implications on achieving the spend profile and therefore the T&A top slice. No proposals in place in agreement to deal with this issue. Risk that workload, cost overruns, T&A underachievement would fall on the partners.

Potentially, the scheme could support rural businesses through grants and it is perhaps important that our community enjoys access to these funds as they will in the adjoining local authorities across Lancashire it is therefore recommend that Fylde Borough Council accept the above.

Kirkham Building Enhancement Programme

See separate report on the agenda

Visitor Economy Pilot

In the Government response to the Select Committee report into the future of coastal resort towns, St. Annes is acknowledged as 'an example of good practice in coastal resort regeneration' citing the BURA award as further recognition. Perhaps partly as a result of this, the Borough Council was invited to become one of the five North West 'pilots' in THE Spring of last year. In essence, this will involve working with local stakeholders to prepare an action plan for the future development of the resort of St. Annes in an attempt to maximise its economic prosperity as a high quality visitor destination.

It has now been agreed that the 'Classic Resort' concept will be the focus for the pilot in St. Annes and this has been agreed with the NWDA. This is a 'first' and the experience gained could be used as part of a national benchmarking system that could be applied as a way of categorising quality resorts – Classic Resorts. This will address the values associated with the classic resort brand including accommodation, quality of the environment, retail, leisure and culture, food and beverage offer and heritage. Some of the background work has already been undertaken.

The outcome of this work will also help build a further case for external funding to support further regeneration activity since St. Annes still requires significant investment if it is compete with other visitor destinations in the long term. The value of the visitor economy is, of course, significant to the Borough.

The inaugural meeting to introduce the pilot, to which a number of key businesses were invited, brought a very positive response. The Regeneration Team will have a strategic role to play in its development and the VEP would form part of the Investment Framework (see below).

In addition to local stakeholder involvement, a number of external bodies have pledged support in the development of this initiative including ENCAMS, LEP, The Tourist Board, Lancashire County Developments and Blackpool and the Fylde College. This initiative has been formally endorsed by The Council, in a report to Cabinet. It is also a priority within the Councils Corporate Plan and the LSP 'Sustainable Communities Strategy'.

There is an element of urgency in the development of this initiative and so it is proposed to create a partnership similar to that devised in 2000 to take forward the initial phase of regeneration. The findings of the VEP work, will be included within the Investment Framework (below).

The final report of Locum Consulting is due at any time and its recommendations will be brought to Committee with suggestions as to how the initiative can be taken forward.

The results of the VEP is expected imminently. Its conclusions will be reported. It is envisaged that the report will then be forwarded to the NWDA and the recommendations could support the potential for further capital funding and assist the Council and its partners in preparing the Investment Framework

(below) and the Development Agency's subsequent approach to providing further investment within the Borough.

2012 Investment Framework

It has been suggested to the NWDA that in view of the 2012 Open Championship, and its economic significance to the region, an 'investment framework' should be prepared to set out the case for further funding. This will involve making a strategic case to justify further intervention and highlighting detailed proposals to support the 'Open' as well as the development of the resort per se. It would be proposed to present this 'framework' to the NWDA in due course so that investment can be identified in the NWDA Strategic Investment Plan for the years leading up to the Open. It is envisaged that the focus for investment will be a continuation of the public realm programme and this will be supported by the actions that will be drawn out of the Visitor Economy Pilot.

In a very competitive area for funding the case will need to be strategic and demonstrate an economic case for resources. It will also be possible to identify potential funding sources that could include European budgets, NWDA as well as the Governments 'Sea Changes' fund that has recently been established. This will be resource heavy in terms of staff time, but could bring significant economic benefits to the Borough and sub region. It is expected that the Investment Framework will be commenced shortly and will be expected by the NWDA towards the Spring. In the meantime a small delegation from the Council has been invited to visit the NWDA to make a presentation highlighting the issues facing the Borough at which the opportunity to set out its regional significance will be taken.

There is no guarantee of future funding although it has been suggested that if the appropriate case is made, support would seriously be considered. How the case is presented, including the economic benefits of investment, becomes crucial, therefore. Although the potential level of funding is unknown it would rely on 'funding headroom' having taken account of other significant NWDA commitments and demands over the region over the coming years. However, any bid should be realistic but ambitious.

It would seem appropriate that the 2012 event, the development of the Ribble Estuary Regional Park and the development of the VEP should result in the preparation of a 'costed' action plan that will be presented to the Agency with a view to obtaining funding support in the financial years 2009/10 onwards. This would include a continuation of the public realm refurbishment works in St. Annes but should also refer to other locations within the Borough (see 'Regeneration Framework – below') There is a need to put Fylde on the Regional map in terms of the economic significance of the Borough as well as highlighting the benefits of 2012.

This project would develop from the Visitor Economy Pilot and in recognition of the 2012 Open as a project of regional significance. The method of developing the Investment Framework will be considered in the light of the outcome of the Visitor Economy Pilot and the planned meeting with the NWDA. It is therefore proposed to explore all possible options within the scope of this project and report back to the relevant committee in the near future.

Regeneration Framework

It is the view of the Regeneration Unit that the priorities and future commitment to what could loosely be describes as 'regeneration', should be contained within a document that identifies a series of projects and initiatives outlining their importance accompanied by some form of implementation plan. This document might have a 5 – 10 year time horizon.

This would potentially identify town centres and other locations of need or presenting an opportunity. It could also align with the policy the Council has asked for on S106 agreements. This would identify projects and their funding requirements backed by a reasoned justification. It might also identify funding that could match external grant aid.

The priorities of the LSP (Community Plan), the Council (e.g. through the Economic Development Strategy), the Chambers of Trade and others point to the need to invigorate the town centres of the Borough for the resident population and in view of the potential for the visitor economy. There has been a concerted effort of activity within the town centres at different stages over the last decade. However, much needs to be done. In the case of St. Annes there are large areas that need regeneration to compliment the work already carried out. In Lytham there has been a piecemeal approach to the design and management of public spaces and there is scope and in many cases a need to regenerate parts of the town centre through public space improvements. In Kirkham a good start has been made with building refurbishment but again, paved areas and forecourts are visually poor. There are other district and neighbourhood centres such as Ansdell, Warton and Wesham that probably deserve upgrading in the medium term. A master plan for Fairhaven is proposed within the Ribble Coast proposals and this will tie in to the potential funding for sea defence work in this area.

Taken overall, it would seem appropriate to prepare a framework for regeneration intervention that sets out projects and priorities. Given the probability that the Borough will have to absorb a reasonable scale of new housing development, which should be well designed of itself, it is a reasonable proposition to expect new development to support and help sustain local town and district centres and other areas in need of investment. If this link is accepted then it is equally reasonable that elements of any s106 obligation funding should be directed to town centre regeneration. It would also be reasonable to use S 106 fundling contributions to match potential public sector investment, e.g. from the Regional Development Agency.

This proposition would require the commitment of the Council and a policy of planning contributions that sets out the reasoning and benefits of Section 106 contributions. Initial work has been undertaken, at Officer level, and the matter will be reported to Committee as soon as possible.

Ribble Coast and Wetlands Regional Park

The concept of a regional park around the Ribble Coast is one of a number proposed for the Northwest of England and is being driven by the NWDA at a regional level. Fylde has become engaged and is now a member of the steering group for the Ribble Coast & Wetlands Regional Park (RCW). Funding secured has led to a commission being awarded to the Economic Development Consultants 'Regeneris'.

This piece of work is now completed and the Regeneration Unit has been part of the team that has had the opportunity to make an input on behalf of the Council.

The Regeneris report identifies the need for a business plan but also identifies a series of strategic projects that could benefit the park area. Amongst these are the St. Annes VEP, the Coastal Town of Lytham as a destination gateway, the opportunities surrounding 2012 and a master plan for Fairhaven Lake. The potential economic benefits are significant and it is clear that Fylde could - and should - take advantage of these opportunities. This recognition will also help our case for the Borough gaining strategic recognition and the case for funding.

The RCW should be reported to Committee and the wider Council and the implications and opportunities identified for the Ribble coast of the Borough. These projects could probably be incorporated into the Regeneration Framework. The RCW might also assist in the development of rural projects around the coast that could benefit from the RDPE (above).

In the medium term it is hoped that funding can be secured to establish a dedicated secretariat and any future steering group or board would include representation from the Council. In the meantime the steering group and an number of sub groups are undertaking various projects.

Under the provisions of European funding, consultants appointed and funded through the NWDA are identifying various projects that would be eligible for European Regional funding.

Officers have requested that a presentation be made at the next Committee to outline the proposals including an assessment of the economic benefits, projects and future action in this regard.

Lytham Town Centre HealthCheck

Concern has been expressed more recently about the current economic issues facing Lytham Town Centre. As its retail offer is predominated by the independent sector, this factor could explain some of the downturn as businesses in this sector are usually less able to cope with a deteriorating general economy. A meeting has been held with traders and some short term initiatives have been suggested/agreed.

The MP has contacted the NWDA to ask the question as to whether it would be able to fund a study looking at the viability issues facing the town centre. The Regen. Team has been asked by the NWDA for its views and it considers that a targeted study would be useful if the funding could be found. This could form the basis of an action plan for the town centre.

Whether the NWDA might support some funding activity within the town centre in the future is impossible to know at this time. However, as part of a town strategy, and possibly as part of the 2012 event the issue could be raised. Certainly, any such study would raise Lytham as part of the Fylde Coast and Fylde Borough issue and would focus attention onto the needs of the town. These findings could also inform the preparation of the Regeneration Framework, as discussed above.

It is proposed to continue discussions with the NWDA on this topic and update the appropriate committee in the near future.

Tourist Board Project

As part of the NWDA allocation of £1m to the Lancashire and Blackpool Tourist Board (LBTB) for new activity, some £200,000 was identified for physical projects. In view of the on going regeneration scheme for St. Annes a bid was made to the NWDA, with the support, of the LBTB to secure this funding for St. Annes. The bid was successful, in view of the support of private sector investment at JR Taylor's department store and St. Annes Pier Company.

The funding will be matched by other contributions and support from Lancashire County Council. The main works will see new public realm works to Garden Street, improvements around the pier concourse and the installation of feature lighting columns along the promenade and, if the funding permits along St. Annes Road West between the Pier and the Square.. This project was also attractive to the LBTB because of the links that it will make with the refurbishment scheme for Ashton Gardens, that will commence shortly.

As well as the design of the scheme and the matters of forecourt land assembly the management, monitoring and administration of the project will be the responsibility of the Regeneration Team. The scheme will commence in February and the Garden Street element will need to be completed within this financial year. A contribution has also been made by LCC towards the street lighting scheme.

These projects require monitoring and management and regular reporting of the outputs to the funding partners.

Work has now commenced on this project that will take place over two financial years, with upgrading work on Garden Street as the first phase. This will be followed by improvements to the pier forecourt and a street lighting scheme for the Promenade and St. Annes Road West.

St. Annes C.A.R.S. (Conservation Area Restoration Scheme)

See separate report to Committee.

Shaping the Place

The initiative in the Central Ward of St. Annes is to involve enhancements to the physical character of the area and the Regen. Team is involved with this project including working with traffic consultants and has fronted Design Workshops with the local community. It will be involved with the street re-design along St. Albans Road. The district centre car park is to be refurbished and it is hoped that funding for future years via the LSP will be forthcoming to enable refurbishments to the paved areas, street lighting and street furniture to be carried out.

There is potential for further additional funding from Government as a result of certain targets being met – a reward grant through the LAA. This funding would, however, be channelled through LSP's. This could offer the potential for additional regeneration projects and so the regeneration framework could set out the Council's priorities which would have a bearing, potentially at least, as to where some of this funding might best be directed.

The regeneration team will maintain an involvement with this project

Station Road, Lytham

Funding of approx. £90k was secured from the Booths scheme at Lytham. This was identified for the purposes of undertaking a street enhancement scheme along Station Road. Whilst some preliminary work has taken place, the scheme has to be fully developed and implemented.

There has also recently been a separate project implemented in partnership with Lancs. County Council in Lytham which is likely to call upon these funds at £4.5k.

It is hoped that the scheme can be progressed early in the new financial year and the emerging design will require consultaion with the business community of Station Road.

Conservation Areas

The Borough contains eleven conservation areas but as yet none of these are covered by a character appraisal and management plan. This factor can weaken the Councils position in determining planning applications and in identifying the appropriateness of additional controls and enhancement proposals. It would also be appropriate to re assess present conservation area boundaries as well as additional areas in order to safeguard the character of the built environment of the borough. The section has a post identified for that of a conservation officer but, due to financial constraints it remains vacant.

The conservation of the buildt environment is a priority of the Council but has, due to competing pressures been held in abeyance. It is hoped that some attention can be given to this issue in due course

Partnership Working

As part of the remit of the unit is one of securing, wherever possible, external sources of funding. In this regard it is essential that the Council engages with funding bodies and their agents to ensure that our policies and ambitions are reflected in strategies and documents. This includes engagement with the Lancashire Economic Partnership, the Tourism Board and the NWDA in the development of these strategies. The NWDA have indicated that future funding would only be potentially available if the scheme/project is deemed to be of at least sub regional significance. This is why it is important to engage in the preparation of these strategies to ensure that the Council's interests are fully represented and opportunities maximised. Strategic projects include St. Annes Classic Resort and the RCW and a forum is being formed to press the case for a strategy to assess market towns (Key Service Centres) from which Kirkham could become a beneficiary. (See the report on Committee).

It is also necessary to keep abreast of changing policy at a national and regional level.

It is intended that future reports will be brought to Committee outlining the significance of initaitives for debate, discussion and to form recommendations.

Planning Policy Scrutiny Committee



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| Date | 12 February 2009 |
| Venue | Town Hall, St Annes |
| Committee members | Councillor Kevin Eastham (Chairman) Councillor Ben Aitken (Vice-Chairman) John Bennett, George Caldwell, Michael Cornah, Barbara Douglas, Lyndsay Greening, Elaine Silverwood |
| Other Councillors | Christine Akeroyd, Dr Trevor Fiddler, Elizabeth Oades, Fabian Craig Wilson |
| Officers | Ian Curtis, Paul Walker, Paul Drinnan, Stephen Smith, Julie Glaister, Mark Sims, Lyndsey Lacey |
| Members of the Public | none |

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.

Councillor Elaine Silverwood declared a personal interest in item 4 relating to the Fylde Coast Retail Study in so far as she was Chairman of the Kirkham and Wesham Business Group.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Planning Policy Scrutiny Committee meeting held on 11 December 2008 as a correct record for signature by the chairman.

3. Substitute members

The following substitution was reported under council procedure rule 22.3:

Councillor Elaine Silverwood for Councillor Maxine Chew

4. Fylde Coast Retail Study

At the request of the Committee at their last meeting, Mr Adrian Fox, representative of White Young Green (WYG) attended the meeting to address the committee's concerns over specific issues contained in the WYG retail study.

For background purposes, Mr Sims (Principal Planning Officer-Policy) introduced the report and stated that to provide retail evidence for their Core Strategies; WYG had been commissioned in September 2007, by Fylde Borough Council, Blackpool Council and Wyre Borough Council to undertake an assessment of the current and future retail role of the main centres within the Fylde Coast Sub-Region.

Members were reminded that the Study (August 2008) provided an in-depth analysis of the retail provision within the main centres of the Fylde Coast Sub-Region, including an assessment of the extent to which the centres were meeting the retail needs of the local population and the role of the local shopping network and the Sub-Regional shopping hierarchy.

Mr Sims read out a letter that had been received subsequent to the agenda being published from the Kirkham and Wesham Business Group. In summary, the letter stated that the group would be happy to work with any agency towards increasing footfall in the town, renovating shops and raising awareness of Kirkham, but felt most strongly that a historic and poorly researched document could prove detrimental to the town.

The Chairman, Councillor Eastham raised a number of points including:

Local concerns about empty shops and where that fitted in with the study; whether the study took account of internet shopping; the annual amount of expenditure spent locally and out of town including the % expected to be spent locally and identified leakage.

Mr Fox attempted to address the points raised and stated that the household survey was undertaken to see where people were shopping. The study identified the market share of each centre. He stated that inevitably there would be leakage.

The Chairman also enquired as to why it was right to assume year on year growth. Mr Fox explained that this was based on past trends.

Members enquired whether the research was undertaken in the shops where people do the shopping. Mr Fox confirmed that all research was undertaken in the main centres. The statistics were compiled on site and on foot and that it was not just a desk based exercise. In terms of the business survey in Kirkham, this was delivered by hand. This was supplemented by the household survey.

Councillor Silverwood stated that she would have to challenge the business survey undertaken as she did not feel that it reflected the local situation. Mr Fox indicated that he would be happy to share the results. He added that of

the 71 business surveys delivered in Kirkham 37% responded. In terms of the Household telephone survey 2019 households were contacted.

Councillor Silverwood stated that the strengths identified in the SWOT analysis for Kirkham were unrealistic in that there were many more empty shops and the situation was now much worse than when the research was undertaken. Mr Fox stated that there was still an identified need for additional floor space in the area.

Members asked Mr Fox to summarise the Lytham and St Annes survey. Mr Fox stated that in Lytham, 209 business surveys had been undertaken with a response of 34%. In St Annes, 250 business surveys had been undertaken with a response of 26%.

Mr Fox explained that the Household survey could break down categories of goods and help identify where there were deemed shortages in the various town centres.

Members enquired whether the long terms vitality of the areas was dependent on floor space. Mr Fox confirmed this to be the case bearing in mind the needs likely at the end of the plan period. Mr Fox also emphasised the need for the Council to have a retail study in place which could be used for appraising future planning applications.

The Committee RESOLVED

1. To thank Mr Fox for attending the meeting.
2. To recommend to the Portfolio Holder (Planning and Development) that the findings of the Study are accepted for the purposes of development control and policy preparation.

5. Fylde Open Space, Sport and Recreation Study: Strategy and Action Plan

Mr Sims (Principal Planning Officer- Policy) advised the committee that Knight Kavanagh & Page (consultants) had completed the work commissioned by the Council to undertake an Open Space, Sport and Recreation Study.

Mr Sims explained that the work would help inform relevant parts of the Core Strategy and the development control process as well as the Council's management and maintenance aspects of open space provision. He added that the work was in two parts, the first was an Assessment Report and the second was a Strategy and Action Plan. The report highlighted some of the main findings of the work including summaries of deficiencies and surpluses and suggested actions to meet identified deficiencies. 120 sites had been identified for action planning.

Following discussion the Committee RESOLVED:

1. To recommend to the Portfolio Holder (Planning and Development) that the Study be adopted for the purposes of development control and planning policy formulation.
2. To refer the study to the Portfolio Holder (Community and Social Wellbeing) for consideration of the findings in relation to the management and maintenance of existing provision and future additional provision.

6. Kirkham Renaissance

Paul Drinnan (Head of Planning - Regeneration) and Stephen Smith (Principal Regeneration Officer) presented a joint report on the implementation of the Kirkham Renaissance scheme.

Mr Drinnan explained that Kirkham Renaissance was a building refurbishment grant scheme jointly funded by Fylde Borough Council and Lancashire County Council operating in the town centre of Kirkham.

Mr Drinnan indicated that to date, the scheme had proved exceptionally popular with Kirkham traders and property owners. There had been 16 expressions of interest and these had resulted in 12 projects being developed further. He added that 5 projects had previously been delivered through a similar grant scheme during 2006/7.

Attached to the report were details of each of the projects currently being developed in the town. Slides were also shown at the meeting which provided an overview of the history, background and aims/ objectives of the scheme together with information key partners and business support, eligible items, potential projects and the spread of projects. The slides also depicted before and after replacement shop fronts.

Following consideration of this matter the Committee RESOLVED:

1. To note the progress made to date in the implementation of the Kirkham Renaissance scheme and acknowledge the importance of implementing this scheme fully.
2. To recommend to the Portfolio Holder (Planning and Development) that the project continues to be implemented as planned by officers of the Council.
3. To present regular updates to the committee on the implementation of the Kirkham Renaissance scheme as appropriate, including an update on economic outputs.

7. Lancashire Rural Growth Study

Paul Drinnan (Head of Planning -Regeneration) presented details of a new initiative on the development of the rural economy and in particular Key Service Centres (KSC's). He stated that in terms of the Fylde area it would mainly concentrate on the market town Kirkham.

Mr Drinnan explained that the North West Development Agency with the support of the Lancashire Economic Development Partnership, had commissioned a consultants report to inform a strategy that would concentrate on ways to maximise the economic` potential of the KSC's. The work could help identify key issues for the market town of Kirkham and potential funding for the future.

The Committee RESOLVED:

1. To note the content of the report and recommend to the Portfolio Holder (Planning and Development) that officers participate with the consultants and other parties as appropriate in the development of the KSC strategy.

2. To present progress reports to future meetings of the committee as appropriate.

8. St Annes Building Refurbishment Programme 2001- 2009 - A review

It was RESOLVED to defer consideration of this matter to the next meeting of committee.

9. Regeneration Projects Update

It was RESOLVED to defer consideration of this matter to the next meeting of committee.

10. Spatial Planning Peer Review

Paul Walker (Director of Strategic Development Services) reported that representatives of the IDeA would undertake a Peer Review of the Council's Spatial Planning functions in the week commencing 2nd March 2009. He added that this would be undertaken at no cost to the Council.

Members were advised that the review would be a constructive and supportive process with the central aim of helping the Council to improve. It would assess how the council was managing the pressures from delivering the government's development control targets, producing the Local Development Framework and integrating the planning service in to delivery of he Council's central aims and objectives. The Review would also involve an assessment against the PAS & IDeA's benchmark for a local authority planning service.

The Committee RESOLVED that the report of the review team be presented to committee when appropriate.

11. Local Development Framework Update

Julie Glaister (Principal Planning Officer- Policy) presented an updated report on various matters relating to the Local Development Framework.

The report made reference to the Housing and Planning Delivery Grant; the Strategic Housing Land Availability Assessment; evidence based studies

completed; evidence based studies to be undertaken/ completed; recent major planning applications for housing and the M55 Hub Conceptual Master Plan.

Members stated that the plan of potential housing sites published on the Council's website could be misleading and gave the impression that those sites had already been identified as definite development sites. It was acknowledged that this needed to be addressed with a clearer explanation of the plans status.

The Committee RESOLVED that a progress report be presented to the next meeting.

12. Planning Obligations

The Chairman, Councillor Kevin Eastham presented a discussion paper for consideration on the issue and management of planning obligations (Section 106 agreements).

In brief, the report set out the background of planning obligations and legal agreements; information on the receipt/ release of funds and the associated accountancy procedures. The Chairman sought clarification from members as to what additional information, and its depth, was required for the future.

Following discussion it was RESOLVED to establish a Task and Finish Group comprising Chairman and Vice-Chairman of committee and Councillors Michael Cornah and Elizabeth Oades to investigate the issues concerned and identify further work required on the subject.

13. Development Control Committee Member Substitutes

The Chairman, Councillor Kevin Eastham presented a report on Council's decision to temporarily suspend the use of substitute members at the Development Control Committee pending consideration by this committee.

The report set out the background to the substitute issue and puts forward three options for consideration by the committee. Those options were (1) to not allow substitutes, (2) to only allow substitutes from a bank of suitably trained and experienced members, or (3) to allow a free choice of substitutes.

Following detailed consideration of all three options, the committee RESOLVED to ask the Monitoring Officer to propose the committee's preferred option (option 2) to the next full council meeting which allowed substitutes only from a "bank" of nominated councillors on the understanding that such councillors have had training, endeavour to attend all future training and attend a majority of Development Control Committee meetings each year.

(Councillor John Bennett requested that his name be recorded as having voted against the above decision)

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