

AgendaPlanning Committee

Date: Wednesday, 13 September 2017 at 6:30 pm

Venue: Town Hall, St Annes, FY8 1LW

Committee members: Councillor Trevor Fiddler (Chairman)

Councillor Richard Redcliffe (Vice-Chairman)

Councillors Christine Akeroyd, Jan Barker, Michael Cornah, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Heather Speak, Ray Thomas.

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1	Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	Confirmation of Minutes: To confirm the minutes, to be circulated, of the meeting held on 6 September 2017 as a correct record.	1
3	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 25.	1
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http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx

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DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	13 SEPTEMBER 2017	4

LOCAL LISTS OF BUILDINGS: ANSDELL HERITAGE ZONE

PUBLIC ITEM

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

SUMMARY

The Council's Built Heritage Strategy was formally approved in November 2015. It contains a complete review of the nature and scope of the built heritage assets of the Borough, the appropriate legislative framework and an action plan that lists a series of projects that are to be undertaken during the life of the Strategy. An important priority was considered to be the compilation of a local list of buildings.

The compilation of a local list was authorised by the former Development Management Committee and to assist in the broader understanding of the issue a member briefing was held in September 2016.

A report was presented to Committee in March of this year outlining the processes that have been adopted in the implementation of the project. The recommendations were confirmed and the first batch of locally listed buildings were approved. These were within the Fairhaven zone. This report likewise seeks approval for the review of the Ansdell Zone, which suggests the designation of a number of locally listed buildings and the potential for the designation of a conservation area.

RECOMMENDATIONS

- 1. That the local list of buildings as set out within Schedule 1 (Appendix 1) contained within the Ansdell Heritage Zone be approved and adopted.
- 2. That officers are authorised to undertake further research to inform whether the principle of conservation area designation, within the area as delineated on the plan, shown at Appendix 1, as appropriate.
- 3. That authority be delegated to officers to consider the necessity for the introduction of Article 4 Directions, as may be relevant, to each locally listed building and thereafter, and following appropriate consultation, introduce such directions.
- 4. That Committee authorise the making of an Article 4 Direction to restrict the demolition of boundary walls along Commonside/ Rossall Road, as appropriate, without the requirement to obtain planning permission.
- 5. That the local listing project be extended into the rural wards of the Borough and that the appropriate level of consultation be authorised.

SUMMARY OF PREVIOUS DECISIONS

On **26 March 2014**, in line with the recommendation of the Policy Development Scrutiny Committee of **6 March 2014**, Cabinet resolved to:

1. Approve the consultation exercise as undertaken in respect of the [Heritage] Strategy and responses thereto

be noted and the incorporation of these into the final Strategy.

- 2. Recommend to Cabinet that the Strategy as presented be approved and thereafter be adopted as official Council Policy.
- 3. Recommend to the Cabinet that the Task and Finish group to remain in operation, for a period of no more than 12 months, to oversee the initial implementation of the Strategy, Action Plan and Work Plan and the setting up of the Heritage Forum.

A series of task and finish groups were held culminating in the adoption of the Built Heritage Strategy for Fylde 015 – 2032 in **November 2015**.

On **20 January 2016**, the Development Management Committee was invited to appoint members to a working group, to be known as the Project Board in the delivery of the local listing of heritage assets.

Following consideration of this matter the Committee RESOLVED: to appoint Vice-Chairman, Councillor Richard Redcliffe, Councillors Maxine Chew and Peter Collins to the working group.

In **March 2017**, Planning Committee RESOLVED TO approve the methodology and Protocol relating to the implementation of the project, the concept of protecting and recognising Groups of High Townscape Value, the scope for conservation area review and further potential designations and the locally listing of the first 'batch' of 10 buildings.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	
Delivering the services that customers expect of an excellent council (Clean and Green)	
Working with all partners (Vibrant Economy)	٧
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	٧
Promoting Fylde as a great destination to visit (A Great Place to Visit)	٧

REPORT

1. Introduction and Background

The Councils Built Heritage Strategy (2015 – 2032) was adopted in November 2015 following an extensive programme of research and consultation. It involved the setting up of a task and finish group of members, who helped guide its progress. The Strategy has had the full endorsement of Historic England (HE). Local Listing is viewed by HE as an important aspect of heritage protection and the National Planning Policy Framework encourages planning authorities to recognise and designate locally important heritage assets to help facilitate their conservation and protection.

The Strategy is based around four themes, which seek to promote, protect and conserve the rich built heritage of the Borough. Attached and integral to the Strategy is the extensive Action Plan that seeks to deliver specific projects that will be undertaken during the lifetime of the Strategy. Theme 1: Conserving the Built Heritage, specifies a number of projects which includes the compilation of a 'Local List of Buildings', and a review of Conservation Areas including the scope for boundary reviews, new designations and the preparation of appraisals and management plans. The latter are required by statute and are an important part of the development management process.

Following the adoption of the Strategy, Committee authorised officers to commence a programme of local listing. To assist the process it was further agreed that three councillors would be appointed to form a small Project Board (Committee resolution dating from 20th January 2016). This was aimed at overseeing the process and act as a sounding body for the relevant officers, as the project proceeded. This was seen as particularly important as there is no prescribed process for the undertaking of local listing, apart from some advisory material from Historic England. The specific methodology has emerged as the project has proceeded.

The Local Plan, as it is emerging – and gaining more weight in the planning decision making process - contains a range of policies in respect of heritage protection and enhancement (Policy ENV 5). Local listing of heritage assets is a key part of this policy.

2. Methodology Applied: Initial Selection Process

As outlined in the foregoing section, there is no prescribed method of compiling local lists of buildings. However, Historic England have produced some guidance and in-house research has revealed that a number of local authorities have produced their own lists. Having regard to the material available, the methodology being used takes into account the advice and practice available elsewhere. However, the approach being applied in Fylde is somewhat bespoke, influenced by local circumstances, as the project has emerged. The approach being undertaken, has been discussed with advisors from Historic England who are in support the method being used.

In compiling a methodology four significant questions arose, which can be summarised as follows:

- How buildings can be identified?
- What is the threshold for their inclusion i.e. what measure of quality is appropriate?
- What is the method for final selection?
- What are the implications of local listing?

To answer these questions a 'Protocol' was been prepared and this document was approved in March of this year.

Methodology: Expert Panel

The ultimate decision as to whether a building becomes locally listed rests with the Council's Planning Committee. However, in order to ensure that the buildings recommended for local listing are suitable, the buildings are placed before a Panel which comprises of individuals who are considered to have the appropriate knowledge and skills. The buildings recommended for 'local listing' have been supported by the Panel.

3. Ansdell Heritage Zone

This Heritage Zone logically follows on from Fairhaven. This area comprises largely of the suburb of Ansdell which was developed around the late nineteenth century with groups of red brick terraces with welsh slate roofs, frontage garden areas and palisade walls. As such this area has a somewhat distinct character. (The heritage zone actually includes a small part of what might be considered to be suburban Fairhaven, south of the railway).

Ansdell is largely based around Woodlands Road and developed with its own 'high street' including a railway station, Institute, banks, commercial premises and places of worship. It also has a local primary school and a scattering of nationally listed buildings.

The candidates for listing are set out in the schedule at Appendix 2, totalling 11 buildings exhibiting a variety of building types including a school, former bank buildings, former farmhouses, Edwardian pillar box and auto repair garage. The buildings have been selectively chosen and are well related to the historic development of the area.

In addition to the individual buildings, as outlined in the foregoing paragraphs, Ansdell has a particular defining character that can largely be attributed to its planning layout and its characterful buildings, building styles and materials evocative of the era. The plan at Appendix 2 identifies a number of Groups of High Townscape Value (GHTV), which signify their importance. However, it will be noted how these mostly terraced properties are concentrated into what might be considered as a coherent zone of buildings. This raises the potential for conservation area designation, a suggestion that has previously been made from a number of parties.

In the circumstances, it is suggested that the GHTV be approved immediately but that Committee authorise officers to undertake further background research to ascertain whether the appropriate parts of this zone would be appropriate for conservation area designation. This matter would be reported back to Committee in due course.

4. Notification to building owners and other interested parties

Following consideration by the Panel, the owners of the buildings affected have been notified. This has been undertaken by letter and includes an explanation of the local listing process, a question and answer sheet which

identifies commonly asked questions, a data sheet explaining the significance of the building and links to the Council's web site, where further information is displayed. It is further explained that the process has an in built appeals process, that can be used in cases where Council officers cannot deal with any initial concerns of owners.

In respect of the Ansdell zone, a number of enquiries were made from building owners, but these have been resolved. As such, there have been no appeals to consider.

5. Implications of Local Listing and Article 4 Directions

At the meeting of March of this year, Committee authorised officers to consider the necessity of introducing Article 4 Directions to particular buildings, to bring under control potentially harmful 'permitted development'. It should be noted however, that many of the commercial buildings that have been locally listed, or those with a mixed use, do not benefit from the same extent of permitted development as, for example, dwelling houses. As a consequence, it will be appropriate to consider the potential effects of permitted development on a case by case basis. It is suggested that this issue be considered as a follow up matter, whereby the implications of permitted development can be fully considered. It was resolved at the Committee meeting in March that if officers consider Article 4 Directions to be appropriate, then this matter will be reported to Committee with the issues and implications set out for due consideration.

One particular issue that has been drawn to the attention of the Department is the loss of frontage walls, particularly along Commonside, to create off street parking provision. This is also a potential problem along Rossall Road. The suggestion is that the loss of walls is eroding the character of the street frontage and in some cases, even where off street parking might be justified, the extent to which walls are being lost is unnecessary. The Council has been asked to introduce an Article 4 Direction to bring this matter under control.

On the basis that some of the Ansdell area might be suitable for conservation area designation, where the frontage walls are considered important, the view is taken that such an Article 4 Direction would be justified.

6. Fairhaven Zone: Unresolved matters

The Fairhaven Zone was considered in full at the Committee meeting in March. However, two buildings were 'deferred' prior to Committee. These related to no.225, Inner Promenade and the boathouse at Fairhaven Lake. The first was in view of a potential objection/appeal from the owners of 225, which has not materialised, following discussions with the said owners. The second was deferred pending further information, which has been resolved. It is recommended that these two buildings be added to the local list.

7. Progress to Date

The resolution of Committee was one of completing the Lytham and St Annes area given the funding support offered by the Civic Society in the first instance. This would also enable to system to the 'trialled' such that it could be rolled out across the rural parts of the Borough. All of the survey work has been completed for Lytham and St. Annes, with the remaining zones to be reported to Committee over the forthcoming months.

With this in mind, it is now proposed to extend the project into the rural areas and as a first stage it is suggested that officers make contact with the town and parish councils to engage their support and involvement. The methodology and processes that have been applied so far are entirely applicable to the rural towns and parishes and will help to continue the steady progress made so far. Given time, the local listing project will have been undertaken across the whole of the Borough.

8. Conclusion

The local listing project has progressed well with the first two zones complete. It is proposed to progressively bring additional lists to Committee and commence on extending the project to the rural area.

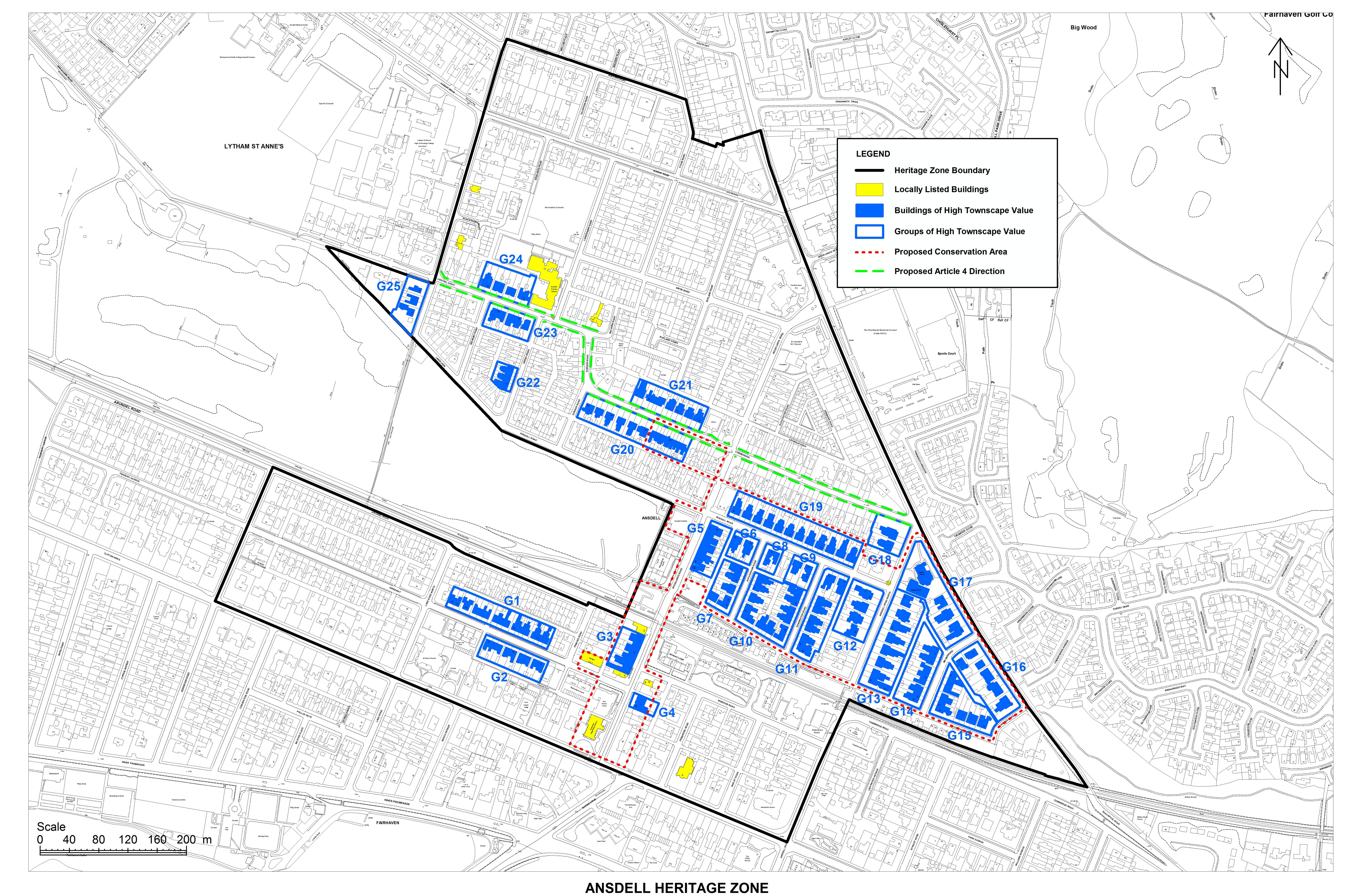
IMPLICATIONS			
Finance	There are no financial implications arising directly from this report		
Legal	None specific outside normal planning considerations		
Community Safety	None		
Human Rights and Equalities	None specific		
Sustainability and Environmental Impact	Project seeks to sustain the built heritage of the Borough		
Health & Safety and Risk Management	None		

LEAD AUTHOR	CONTACT DETAILS	DATE
Paul Drinnan	01253 658434	17 th August 2017

BACKGROUND PAPERS			
Name of document	Date	Where available for inspection	
Built Heritage Strategy for Fylde 2015 – 32	November 2015	Town Hall or Web site ways filed govern	
Report to Development Management Committee	20 th January 2016	Town Hall or Web site www.fylde.gov.uk	

Attached documents

- 1. Map of the Ansdell Zone indicating proposed local listed buildings. Groups of High Townscape Value and potential area for conservation area declaration.
- 2. Schedule of Buildings proposed for local listing within the Ansdell Zone (The full data sheets for each building are available on the Council's web-site).
- 3. Schedule of Buildings within the Fairhaven Area not previously considered.



Ansdell zone Local List buildings summary

ref	Asset	Building type	Description	
A1	1 & 1a Central Drive	house	Late 18 th or early 19 th century vernacular farmhouse which provides evidence of the early farming	
			community of the Heyhouses area. Also known as Rossall's Farm	
A2	former bank, 43 Woodlands	estate agent	Imposing and little altered Edwardian former bank which makes a strong positive contribution to	
	Rd	shop	the character of the streetscene.	
			Constructed 1904 – date stone to parapet. Designed by local architect, Stretton Webb.	
А3	Ansdell Primary School	school	Edwardian primary school established to meet the needs of the developing district between the	
			main centres of Lytham and St Annes, and which makes a positive contribution to the historic	
			interest of the area. Opened in 1907 with 46 children and originally named Commonside Lane	
			Council School.	
A4	Edward VII pillar box,	post box	Edward VII pillar box c.1906 which makes a strong positive contribution to the character of the	
	Ansdell Rd Sth / Rossall Rd		street scene. Edward VII reigned for only nine years making them a relative rarity	
A5	Edward VII pillar box,	post box	ditto	
	Central Drive / Lansdowne			
	Rd			
A6	Former bank, 80	dental surgery	Edwardian former bank in a prominent corner location which makes a strong positive	
	Woodlands Rd		contribution to the streetscene. Built c. 1906 for London City & Midland Bank. First appears on	
			1911 OS map	
A7	Keeper's Cottage, 17	house	18 th or early 19 th century vernacular dwelling which provides evidence of the early farming	
	Worsley Rd		community of the Heyhouses area. Appears on the Clifton family's 1812 survey map and 1847 OS	
			map. Name of cottage in continuous use and probably a gamekeeper's cottage for the Clifton	
			estate.	
A8	Kingsway Garage, Kingsway	auto repair	Late Edwardian purpose built garage/showroom which makes a strong positive contribution to the	
		garage & car	character of the local streetscene. Opened in 1909 and extended c. 1911. Designed by Mr. Thomas	
		sales premises	Hedges, Architect, Midland Bank Chambers, Lytham, for Messrs Williams Brothers.	
A9	Starr Hills Lodge	dwelling	Little altered lodge c. 1861 associated with Richard Ansdell's main Starr Hills property which helps	
			illustrate the historic origins of this area.	
A10	•	cafe	Striking and substantial Edwardian bank, designed by Thomas Muirhead for the Union Bank, in a	
	Woodlands Rd		prominent corner location. Branch closed temporarily during WW2 and finally closed in April 1969.	
			Union Bank became part of Martins Bank, then Barclays group by 1968	
A11	Maudsley's Farmhouse, 15	house	Late 18 th or early 19 th century farmhouse which provides evidence of vernacular construction and	
	Worsley Rd		the early farming community of the Heyhouses area. First appears on the Clifton family's 1812	
			survey map and the 1847 OS map.	

Heritage Assets outside of Ansdell heritage zone

ref	Asset	Building	Description
		type	
F8	225 Inner	two	Striking mock Elizabethan inter war detached house on a substantial corner plot which makes a strong positive
	Promenade	residential	contribution to the character of the local streetscene. The property also makes a positive contribution to the planned
		flats	setting of the lake with large high quality houses.
F10	Isaac Dixon	boats	Boathouse opened in 1922 to replace the earlier pagoda style boathouse. A notable example of a prefabricated system
	Boathouse	shed	developed at the Windsor Ironworks, and the only known example of its use in this building type.
F12	Ansdell	place of	Inter war Unitarian church, still in use, designed by architect Samuel Thomas and opened in 1930 to meet the spiritual
	Unitarian	worship	needs of the growing population. Makes a positive contribution to the streetscene and the corner tower gives the
	Church		church landmark qualities in views along Channing Road.



DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO		
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	13 SEPTEMBER 2017	5		
STAINING PUBLIC REALM SCHEME					

PUBLIC ITEM

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

SUMMARY

As part of the planning permissions granted for the residential developments within Staining a number of commuted payments were made under Section 106 of the Town and Country Planning Act. These amount to £40,000. Discussions have taken place with the Parish Council and the preferred location for the capital spend is based around the Memorial Garden on Chain Lane. The funding is included within the Council's capital programme for 2017/18.

A scheme has been prepared following discussions with the Parish Council and follows on from previous enhancements within this location. The scheme put forward overall, meets the definition of public realm improvements within the intentions of the Section 106 Agreements.

The scheme proposes enhancements to paving, seating, a rationalisation of features and soft landscaping and is to be completed in a number of phases.

RECOMMENDATIONS

- 1. That Committee authorise the approval of the sum of £40,000, secured by way of Section 106 Agreements, specifically to be used for public realm enhancements within Staining from the implementation of the residential developments within the village including the specific works to enhance the Memorial Garden at Chain Lane as illustrated on the plan at Appendix 1.
- 2. That, subject to the Parish Council entering into a legally binding agreement to return the funding should it not be utilised in accordance with the agreed terms set out in the Section 106 agreement Committee release the aforesaid sum of £40,000 to Staining Parish Council who are to commission the scheme(s), on the basis that the works relate to specific proposals within the approved plan or at variance as otherwise agreed, but relates specifically to public realm enhancement works, as required by the Section 106 Agreement.
- 3. That in order to ensure that the funds are spent in accordance with the terms of the Sn 106 agreement, authority be delegated to officers to agree details of any proposed scheme prior to the Parish Council entering into any agreement to procure the said works.

SUMMARY OF PREVIOUS DECISIONS

Planning application 9/5/905 et al. Planning permissions for residential development within Staining.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	٧
Delivering the services that customers expect of an excellent council (Clean and Green)	
Working with all partners (Vibrant Economy)	
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	٧
Promoting Fylde as a great destination to visit (A Great Place to Visit)	٧

REPORT

1. Details of the Scheme and its objectives

As outlined in the Summary section, a contribution of £40,000 was secured though Section 106 of the Town and Country Planning Act 1990, as part of the planning permissions 5/09/505 – land at Baines Farm, Staining. The contribution was justified as a scheme for environmental improvements for the village centre is contained within the Council's adopted Regeneration Framework.

The Memorial Garden which fronts onto Chain Lane is prominently located on the main road through the village close to the cross roads by the Plough Public House. The garden has been enhanced over the years and is well maintained. The Parish Council, however, are of the opinion that as a focal point within the village it could be enhanced further as a civic space through the use of introducing high quality materials, enhanced street furniture, planting an a general improvement to the space. The funding involved, amounting to £40,000 is a relatively modest amount and it is considered reasonable to utilise it to maximise its impact by enhancing this focal point.

The space is used for specific events as well as a place for relaxation and contemplation. It also adjoins an area of general public open space. It is well maintained as a memorial garden and the effort of the community in this regard is to be applauded. The Parish Council have, over the years, enhanced this area and wish to continue with its improvement.

A series of meetings have been held with the Regeneration Team and a scheme drawn up in conjunction with the Parish Council. This includes new areas of paving, planting and general refurbishments. The full plans for the site will utilise the funding but it is proposed that this be undertaken in a series of phases.

Given the relatively small amount of funding involved, through discussions with the Parish it seems sensible that the funding be released such that it is able to commission the improvements on a phased basis and undertake the necessary consultation it sees fit. The Parish has also commissioned works to this site previously and wishes to use specially sourced stone to match what has been used up and until now and bespoke benches. The Parish would use the funding to continue to improve the site but, on the basis that the funding would be used for enhancements to the public realm, then there would seem little merit in continually referring the matter back to Committee to release small amounts of funding in relation to the development and implementation of the overall scheme.

2. Value for Money and Procurement

In the normal course of events, a number of the larger public realm schemes have been designed in house and implemented by way of a partnership agreement with Lancashire County Council. However, in this case, and given the relatively modest scope of the scheme it is suggested that the funding be released to Staining Parish Council to be used to fund the public realm works. In doing so, this would be conditional upon the Parish Council applying its own procurement processes and rules to obtain best value, bearing in mind that certain specialist materials and amenity features including paving and seating are bespoke items.

For this reason it is recommended that the Council's own procurement procedures would not need to be applied in view of the particular circumstances. This of course would be conditional upon the specific works being agreed.

3. Financing of the scheme

The total projected cost of the scheme is around £40,000. The Council approved Capital Programme for 2017/18 includes this scheme in the sum of £40,000.

4. Risk Assessment

There are no risks associated with the scheme itself. The Section 106 payment will be a transfer to the Parish Council as a contribution to the overall scheme. The Section 106 agreement includes provision to return the funds to the developer in the event that they are not used for the purposes set out in the agreement or not committed within a specified period. If the funds are transferred to the Parish Council, in order to guard against any claim from the developer to return the funds, it would be necessary to require the Parish Council to enter into a legally binding agreement to repay the funds in the event that they are not used in accordance with the terms of the agreement.

5. Alternatives

There have been a number of meetings with the Parish Council to consider how this funding might be utilised. The community wish, as expressed through the Parish Council, is to use the funding to enhance the Memorial Garden and its environs. Improvements within Staining have taken place over time but it was agreed that it would be most appropriate to utilise this funding for maximum effect, rather than spread it too thinly, potentially not making a discernible difference. Officers support the use of funding for the area proposed as it acts as a focal point of open space and is well used by the community. Taking these matters into account, no other alternatives have been considered suitable that would maximise to best effect the funding available.

6. Conclusion

The scheme as proposed is supported and is considered to fulfil the objectives of the Section 106 contribution. The release of the funding to the Parish Council will allow it to implement the improvements to better effect than it would using traditional procurement methodologies engaged with the implementation of larger schemes. This is of course on the basis that the funding is used for the purposes of public realm enhancement and that the scheme is implemented by the Parish using its own procurement procedures relevant to the development of the scheme. This would take account of its wish to use particular bespoke items appropriate to Straining and/or those that follow on from previous enhancements.

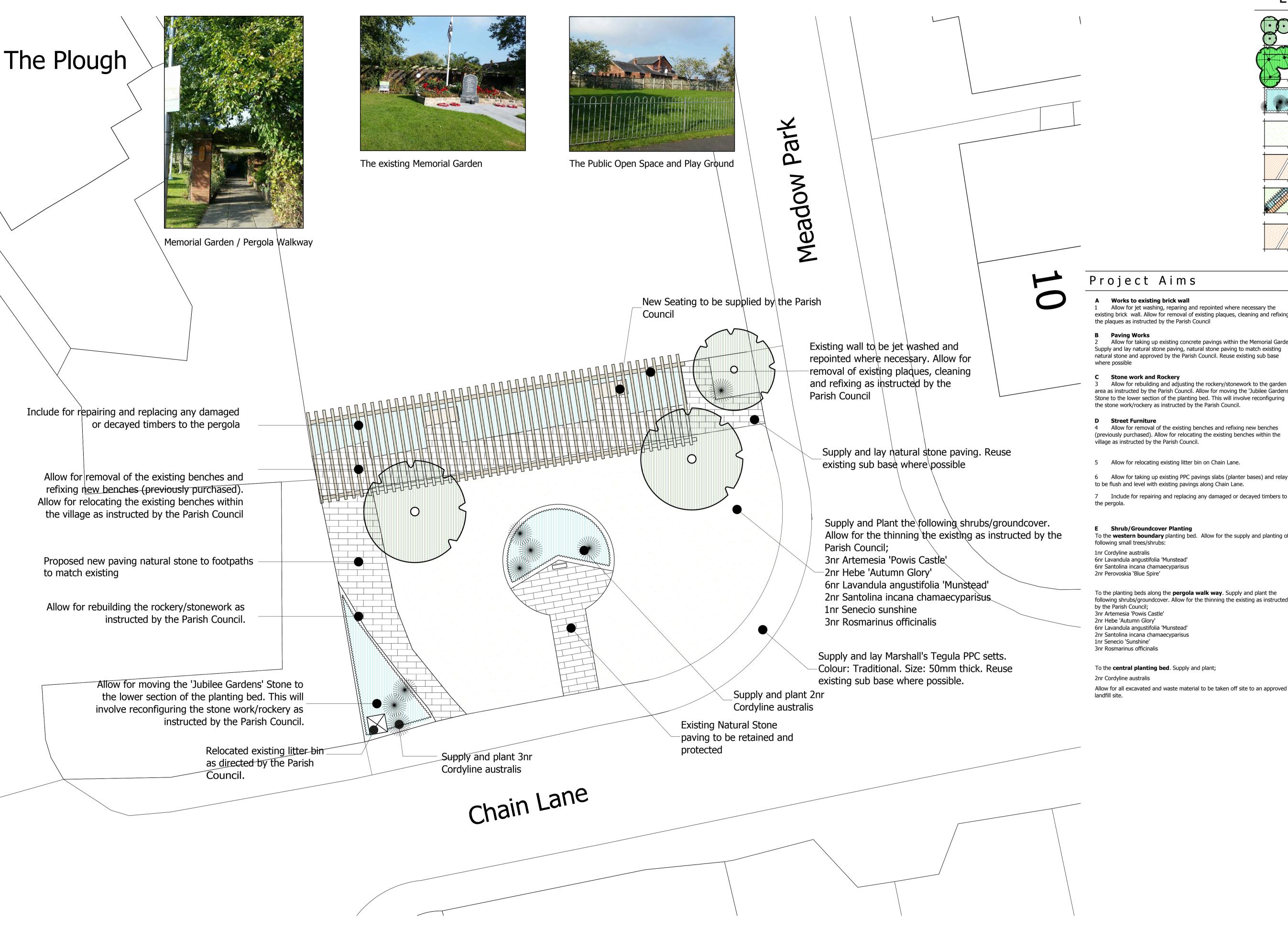
IMPLICATIONS		
Finance	The proposed expenditure in the sum of £40,000 is included within the approved Capital Programme for 2017/18.	
Legal	None directly applicable	
Community Safety	None directly applicable	
Human Rights and Equalities	The scheme relates directly to enhancements to the public realm would, therefore, benefit and support equality within the community.	
Sustainability and Environmental Impact	The scheme will have a positive impact of the character and appearance of this part of Staining	
Health & Safety and Risk Management	Matters dealt with by the contractor appointed to undertake the works.	

LEAD AUTHOR	CONTACT DETAILS	DATE
Paul Drinnan	01253 658434	20 th August 2017

BACKGROUND PAPERS							
Name of document	Date	Where available for inspection					
Regeneration Framework		Town Hall					

Attached documents

1. Plan of the extent of works/ landscape scheme.



Legend

Proposed Tree Planting;

14-16cm Extra Heavy Standards

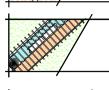
Shrub/Groundcover Planting and Specimen Plantings

Existing Trees to be retained and

Grass Areas

protected.

Feature Paving; with contrasting bands



Trellis / Seating Area



PPC Tegula Paving; with contrasting bands

Project Aims

Works to existing brick wall

Allow for jet washing, reparing and repointed where necessary the existing brick wall. Allow for removal of existing plaques, cleaning and refixing the plaques as instructed by the Parish Council

Allow for taking up existing concrete pavings within the Memorial Garden. Supply and lay natural stone paving, natural stone paving to match existing natural stone and approved by the Parish Council. Reuse existing sub base

Allow for rebuilding and adjusting the rockery/stonework to the garden area as instructed by the Parish Council. Allow for moving the 'Jubilee Gardens' Stone to the lower section of the planting bed. This will involve reconfiguring the stone work/rockery as instructed by the Parish Council.

Street Furniture

Allow for removal of the existing benches and refixing new benches (previously purchased). Allow for relocating the existing benches within the

Allow for relocating existing litter bin on Chain Lane.

6 Allow for taking up existing PPC pavings slabs (planter bases) and relay to be flush and level with existing pavings along Chain Lane.

Include for repairing and replacing any damaged or decayed timbers to

To the **western boundary** planting bed. Allow for the supply and planting of the following small trees/shrubs

1nr Cordyline australis

6nr Lavandula angustifolia 'Munstead'

6nr Santolina incana chamaecyparisus 2nr Perovoskia 'Blue Spire'

To the planting beds along the **pergola walk way**. Supply and plant the following shrubs/groundcover. Allow for the thinning the existing as instructed

by the Parish Council;

3nr Artemesia 'Powis Castle'

6nr Lavandula angustifolia 'Munstead'

2nr Santolina incana chamaecyparisus 1nr Senecio 'Sunshine'

3nr Rosmarinus officinalis

To the **central planting bed**. Supply and plant;

2nr Cordyline australis

Project Aims

- To reinforce the rural character of Staining Village
- 2. To create safer pedestrian movement/connectivity
- Create a 'greener' environment, which connects with the surrounding countryside

Objectives

- 1. To provide street furniture that is distinctive and colour coordinated to reinforce the local character and the public realm.
- Improvements to paved areas to create a palette of materials for forecourts and footways and to reflect the character of the buildings and reinforce the village
- 3. 'Greening' of the local environment where feasible, creating tree-lined boulevards to entry points into the village and the centre and maintenance and enhancement of hedgerows.
- Build on the 'Floral Theme of Staining' with provision of hanging basket columns, planters and planted areas.



Planning and Regeneration Development Services The Town Hall Lytham St Annes Lancashire FY8 1LW

Tel: 01253 658658 E-mail: webmaster@fylde.gov.uk

Drawn by: dkirkpatrick Date: May 2016 Checked by: pdrinnon Scale: 1:200@A2



DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO					
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	13 SEPTEMBER 2017	6					
ARBORICULTU	ARBORICULTURE AND LANDSCAPE STRATEGY FOR THE BOROUGH							

PUBLIC ITEM

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

SUMMARY

Tree planting within their landscape setting is a very important element of the character of the urban and rural areas of the Borough. There are a significant number of extant tree preservation orders. In addition, policy requirements in respect of planting within new development is set out in statute and through the Local Plan. However, the Council does not have a comprehensive policy position and approach to tree planting. A Strategy would enable the relevance of these issues to be fully considered and specific policies, guidelines and technical requirements to be set out. This would have a very beneficial impact for the Borough, the Council and officers engaged in these particular issues.

RECOMMENDATIONS

- **1.** That Committee authorise the commencement and preparation of a strategy for arboriculture and associated landscape issues and that reports be brought to Committee, at the appropriate time, for updates and for the making of decisions in respect of the development of the Strategy.
- 2. That Committee nominate a sub-committee of planning committee, to form a working group to assist in the development of the Strategy in collaboration with officers and that the group meets at the appropriate times to progress its development.

SUMMARY OF PREVIOUS DECISIONS

None

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	
Delivering the services that customers expect of an excellent council (Clean and Green)	٧
Working with all partners (Vibrant Economy)	
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	٧
Promoting Fylde as a great destination to visit (A Great Place to Visit)	٧

REPORT

One of the key characteristics of the Borough is the wealth of the tree planting in both the urban areas and rural landscapes. The contribution and issue of trees as key component of the built environment is usually referred to as urban forestry. Primarily, the planning service deals with both the protection and management of trees, through preservation orders and in securing the provision of tree planting in the context of new development.

Planning strategy, in the form of specific policies are contained within the Local Plan. In the emerging plan, Policy ENV 1 specifically refers to the protection of landscape features, largely by way of tree preservation orders. The policy also refers to the securing of tree planting and landscape features in the context of new development.

Tree planting is specifically endorsed as a national policy and indeed it is a statutory requirement to seek to secure the protection and planting of trees on the context of new development, where this is appropriate.

Since the 1950's tree preservation orders have and continue to be made across the Borough to protect individual, groups or areas of woodland. From this perspective, such protection involves this Council, as any works to protected trees require specific consent of the Council, which is usually a delegated matter to officers. From this perspective, there is a considerable management role in ensuring that trees are protected and any works undertaken are done so in the proper manner to secure the long term health of a tree(s) in addition to questions of maintaining value from the visual amenity aspect. A major aspect of protecting trees is where new development is proposed that may impact on preserved specimens. Many of the regeneration schemes that have been implemented include significant tree planting.

STRATEGY

In the spring of this year, an event was held for councillors to consider the importance and issues in relation to trees across the Borough. The suggestion that a strategy was appropriate was discussed and endorsed as a matter of principle. The preparation of a strategy would enable an overview to be taken as to what was required in developing an approach to this element of developing green infrastructure.

The purpose of the Strategy would be based on the following objectives.

- To fully understand and appreciate the statutory and national planning policy position with regard to arboriculture
- To fully understand the importance of tree planting and associated landscape within the urban and rural areas urban forestry
- The protect the tree cover that is already present
- To potentially provide greater tree planting across the Borough
- The agree a consistent and comprehensive approach to securing tree planting within new development and in the case of (for example) highways.
- Providing policy and guidance in respect of planting requirements for use by developers
- Confirmation of technical standards and practices that will be applied in the context of tree protection e.g. British Standards
- Procedural matters including the making of tree preservation orders and the involvement of Committee where objections are made to provisional orders.
- Funding opportunities and implications for tree planting

This particular strategy would follow the format of those produced for Economic Development and Built Heritage and would set out legislation, practice, relevant issues and include an action plan for future implementation. It would tie in closely with the Local Plan and assist if the development of its policies. The development of the strategy would also involve other sections of the Council with which the regeneration team engage in respect of tree and landscape related issues.

MEMBER ENGAGEMENT

In the development of the previous strategies a small 'support group' of councillors have been included to assist in the work, scoping and guiding the process, working alongside the relevant officers. This has proved very useful.

It is suggested, therefore that Committee appoints a small working group (4 members would be appropriate) who can assist in the process. This should not be an onerous task but would be beneficial for those who have a direct interest in the subject and also act as a sounding board for officers in the development of the Strategy.

CONCLUSION

As outlined in the report tree planting and the protection of trees is a vitally important aspect of the planning portfolio. Up and until the present time, there has not been any approach to comprehensively consider this issue. It is considered, therefore, that such a strategy will set out clearly the Council's position and ambitions with regard to this aspect of developing green infrastructure. It would assist developers and officers by setting out the council's policies, procedures and expectations in respect of tree and landscape related issues.

IMPLICATIONS					
Finance	The Strategy would be prepared within the existing resources of the Council				
Legal	None directly applicable				
Community Safety	None directly applicable				
Human Rights and Equalities	The scheme relates directly to issues of broad environmental significance that would, benefit all sections of the community in equal measure.				
Sustainability and Environmental Impact	The Strategy is aimed at having a positive impact of the character and appearance of this Borough.				
Health & Safety and Risk Management	None directly relevant				

LEAD AUTHOR	CONTACT DETAILS	DATE
Paul Drinnan	01253 658434	21 st August 2017

BACKGROUND PAPERS							
Name of document	Date	Where available for inspection					
None							



INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	13 SEPTEMBER 2017	7

GENERAL FUND REVENUE BUDGET MONITORING REPORT 2017/18 - POSITION AS AT 31ST JULY 2017

PUBLIC ITEM

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

SUMMARY OF INFORMATION

The purpose of this report is to provide an update on the General Fund (GF) Revenue Budget of the Council as at 31st July 2017 and specifically for those areas under the remit of the Committee.

SOURCE OF INFORMATION

Chief Financial Officer – the report is based upon information extracted from the financial ledger system of the Council for the period to July 31st 2017.

LINK TO INFORMATION

General Fund Revenue Budget monitoring Report to 31st July 2017:

http://www.fylde.gov.uk/council/finance/budget-monitoring/2017-18/

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This information is provided to enable the committee to consider and scrutinise periodic revenue budget monitoring reports for those areas under the remit of the Committee.

FURTHER INFORMATION

Contact: Paul O'Donoghue, Chief Financial Officer.

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GENERAL FUND REVENUE BUDGET MONITORING REPORT 2017/18 -

POSITION AS AT 31ST JULY 2017

Summary

The purpose of this report is to provide an update on the General Fund (GF) Revenue Budget of the Council as at 31st July 2017. The report includes a narrative description of the most significant variances from the profiled latest budget and details any actions required to address these. Appendix A to this report shows the value of the most significant variances (those in excess of £5k) for all of the Council services by Committee and provides a brief explanation for each variance.

1. Background

- 1.1 The Council operates a system of Revenue Budget Monitoring which revolves around the production of detailed monthly monitoring reports for budget holders. Significant variances from the expected budget position at the point of monitoring, both for expenditure and income, are summarised in monitoring reports which are periodically reported to each Programme Committee for information purposes. This report therefore details the findings and issues emerging from budget monitoring carried out to 31st July 2017.
- 1.2 It should be noted that work continues on improving budget profiling across the Council in order that budget profiles more accurately reflect the spending pattern of individual budgets across the financial year. This serves to enhance budget monitoring and focus attention on true variances rather than budget profiling issues. This is a continuous process with budget holders so that the improved profiling continues to refine the budget monitoring system.
- 1.3 Council approved the 2017/18 budget at its meeting on 2nd March 2017. Subsequently on 19th June 2017 the Finance and Democracy Committee approved the financial outturn position for 2016/17. The impact of those approvals, including savings and growth options approved at Council and slippage from 2016/17 approved by the Finance and Democracy Committee, are now reflected in the financial ledger of the Council and therefore this report monitors expenditure and income against the updated approved budgets.

2. Budget Rightsizing Exercise

2.1 In 2011/12 The Councils Management Team committed to carrying out an annual budget rightsizing exercise to analyse underspends which have occurred over the last 3 financial years and to adjust current and future year budgets to better reflect the level of resource requirement in the context of current financial constraints. This process has continued to be undertaken annually and will be repeated during the second quarter of 2017/18. Any resulting changes to budgets will be reflected in later updates to the Councils Financial Forecast.

3. Budget Areas to Note

There are a number of budget areas to note on this General Fund Budget Monitoring report:

i. Employee Costs

The budget forecast which was approved by Budget Council in March 2017 assumed reduced payroll costs as a result of 'turnover savings' (delays in the recruitment to vacant posts) of £200,000 per annum from 2017/18 onwards. The actual level of savings achieved in relation to direct employee costs for the current year to date shows a marginally increased level of turnover savings to date. This budget will be kept under review during the remainder of the financial year.

ii. Green Waste Subscription Charges

There has been a higher uptake for the new chargeable green waste collection scheme than was originally forecast and consequently income exceeds the budget for the year. This budget will be reviewed as part of the right-sizing exercise and adjusted as necessary.

iii. Replacement Waste Containers

There has been a need to replenish bin stocks due to increased requests from new build properties, such that the annual budget has almost all been expended. The budget will be kept under review but it is anticipated that an increase will be required later in the year. This expenditure is offset by additional income from the charges levied for new bins as and when they are provided.

iv. Sale of Sand (Sand-winning)

Income from the sale of sand has been higher than the forecast amount and consequently this income budget will be reviewed as part of the budget right-sizing exercise with the intention of increasing the income budget to reflect an increased level of income. The increase may be a consequence of greater levels of activity in the construction industry following a period of relative inactivity.

v. Planning Appeal Costs

A number of planning appeals are expected to be contested later in the year which will result in further costs being incurred. This budget will be kept under review during the remainder of the financial year.

vi. Council Tax and Housing Benefits

There are currently a number of significant variances on the various control accounts in respect of Council Tax and Housing Benefits, particularly Rent Allowance expenditure. However, as the majority of these are directly reimbursed from central government grant a large variance at year end is not currently anticipated and the variances have therefore been excluded from the variance analysis report. The position will be kept under review throughout the remainder of the year and a MTFS adjustment may follow.

4. Conclusions

External pressures outside the Council's control are impacting on all local authorities. Instructions remain in place that officers should not commit to any unnecessary expenditure and should seek to maximise efficiencies. This approach has a downward impact on costs incurred by the Council and may result in an under-spend against budget this year.

Regular budget monitoring reports are an integral part of the Council's financial monitoring framework. These will be available on the Councils website.

Finance staff work continuously with budget holders across the Council, and are heavily reliant upon budget-holders to be able to understand and quantify the potential impact of in-year hotspot variances within their areas of responsibility.

We are still at the early part of 2017/18 and it is therefore not possible to draw any firm conclusions on the in-year financial position. The financial risks facing the Council, as set out in the MTFS to Council in March 2017 still remain. Instructions issued by Management Team that budget holders are to remain prudent in order to build up additional balances are still in place.

REVENUE MONITORING 2017/18 - Period 4 to July 31st 2017 (Variances in excess of £5k)

Appendix A

Key

′	BLUE	Variance currently showing but expected to be on target at year end
	GREEN	Possible Favourable Outturn Variance
	AMBER	Possible Adverse Outturn Variance
	RED	Projected Adverse Outturn Variance

Service Area	Detailed Description	Full Year Budget	Budget as at Period 4	Actual & Commitments as at Period 4	Variance as at Period 4	FAV / ADV	Variance	Alert	Budget Holder	Budget Holder Comments	
		£	£	£	£		%				
FINANCE & DEMOCRACY COMM	NANCE & DEMOCRACY COMMITTEE / CORPORATE CROSS CUTTING BUDGETS										
All Council services	Employee costs including basic pay, pension, NI, and overtime, plus agency costs	8,459,696	2,909,075	2,899,162	-9,913	FAVOURABLE	-0.3%	GREEN	Corporate	The budget forecast which was approved by Budget Council in March 2017 assumed reduced payroll costs as a result of 'turnover savings' (delays in the recruitment to vacant posts) of £200,000 per annum from 2017/18 onwards. The actual level of savings achieved in relation to direct employee costs for the current year to date shows a marginally increased level of turnover savings to date. This budget will be kept under review during the remainder of the financial year.	
Legal Services Team	Legal Fees	-7,500	-2,500	-9,301	-6,801	FAVOURABLE	-272.0%	GREEN	lan Curtis	This favourable variance arises from an increase in the level of legal fees, which are largely fees that are charged for the preparation of Section 106 Developer agreements. It therefore varies significantly depending on the number of such agreements completed in any given period. This budget will be reviewed as part of the right-sizing exercise and adjusted as necessary.	
TOURISM & LEISURE COMMITTEE											
Coast and Countryside	Sale of Sand (sandwinning)	-230,000	-76,728	-96,952	-20,224	FAVOURABLE	-26.4%	GREEN	Estates Asset Manager	The sale of sand has continued on an improving trend which is likely to be related to the increase in activity amongst construction companies following a period of relative inactivity. This budget will be reviewed as part of the right-sizing exercise and adjusted as necessary.	
OPERATIONAL MANAGEMENT COMM	<u>NITTEE</u>			•							
Fylde Waste Schemes	Replacement Waste Containers	40,000	13,344	39,253	25,909	ADVERSE	194.2%	AMBER		There has been a need to replenish bin stocks due to increased requests from new build properties, such that the annual budget has almost all been expended. The budget will be kept under review but it is anticipated that an increase will be required later in the year. This expenditure is offset by additional income from the charges levied for new bins as and when they are provided.	
	Green Waste Subscription Charge	-300,000	-300,000	-408,550	-108,550	FAVOURABLE	-36.2%	GREEN		There has been a higher uptake for the new chargeable green waste collection scheme than was originally forecast and consequently income exceeds the budget for the year. This budget will be reviewed as part of the right-sizing exercise and adjusted as necessary.	

REVENUE MONITORING 2017/18 - Period 4 to July 31st 2017 (Variances in excess of £5k)

Appendix A (cont'd)

Key

′	BLUE	Variance currently showing but expected to be on target at year end
	GREEN	Possible Favourable Outturn Variance
	AMBER	Possible Adverse Outturn Variance
	RED	Projected Adverse Outturn Variance

Service Area	Detailed Description	Full Year Budget	Budget as at Period 4	Actual & Commitments as at Period 4	Variance as at Period 4	FAV / ADV	Variance	Alert	Budget Holder	Budget Holder Comments
		£	£	£	£		%			
ENVIRONMENT, HEALTH AND HOUSIN	NG COMMITTEE									
Housing Standards	Disabled Facilities Grant Fees	-35,000	-11,672	-21,668	-9,996	FAVOURABLE	-85.6%	GREEN	Kirstine Riding	The significant increase in the level of Disabled Facilities Grant funding from central government has the effect of also increasing the level of fees receivable by Fylde Council for the management of grant-funded works as more grants are awarded. This budget will be reviewed as part of the right-sizing exercise and adjusted as necessary.
Pollution Control	Permits - Waste Oil Burners	-3,800	-1,268	-6,893	-5,625	FAVOURABLE	-443.6%	GREEN	Chris Hambly/Phil Dent	Income is higher than anticipated as a result of the receipt of two new permit applications which are each subject to an application fee. This budget will be reviewed as part of the right-sizing exercise and adjusted as necessary.
Cemetery and Crematorium	Cremations	-1,060,000	-299,701	-294,242	5,460	ADVERSE	1.8%	AMBER	Alan Royston	The number of cremations carried out is marginally below the anticipated level. The income budget will be kept under review but may recover this relatively minor shortfall, given the scale of the annual income budget, during the remainder of the financial year.
DEVELOPMENT MANAGEMENT COMI	MITTEE									
Planning Appeals	Planning Application Fees	-775,000	-340,000	-333,835	6,165	ADVERSE	1.8%	AMBER		Planning application fee income for the period is marginally below the budget. The timing of when applications are made is often difficult to forecast and this shortfall may be recovered during the remainder of the year. The budget will be kept under review.
	Planning Appeal Hearing Costs	80,000	26,688	1,013	-25,676	FAVOURABLE	-96.2%	BLUE	Walk Evalls	A number of planning appeals are expected to be contested later in the year which will result in further costs being incurred. This budget will be kept under review during the remainder of the financial year.



INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO				
MANAGEMENT TEAM	PLANNING COMMITTEE	13 SEPTEMBER 2017	8				
CADITAL DEOCRAMME MONITORING DEDOCT 2017/19							

CAPITAL PROGRAMME MONITORING REPORT 2017/18 – POSITION AS AT 31st JULY 2017

PUBLIC ITEM

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

SUMMARY OF INFORMATION

The purpose of this report is to provide an update on the approved Capital Programme of the Council as at 31st July 2017 and specifically for those schemes under the remit of the Committee.

SOURCE OF INFORMATION

Chief Financial Officer – the report is based upon information extracted from the financial ledger system of the Council for the period to July 31st 2017.

LINK TO INFORMATION

Capital Programme monitoring Report to 31st July 2017:

http://www.fylde.gov.uk/council/finance/budget-monitoring/2017-18/

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This information is provided to enable the committee to consider and scrutinise the Capital Programme monitoring reports for those schemes under the remit of the Committee.

FURTHER INFORMATION

Contact: Paul O'Donoghue, Chief Financial Officer.

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CAPITAL PROGRAMME MONITORING REPORT 2017/18 –

POSITION AS AT 31STJULY 2017

Summary

The purpose of this report is to provide an in-year progress update in respect of those schemes within the Capital Programme that have been approved for delivery in 2017/18, together with an update on the overall Five Year Capital Programme of the Council. This report includes a narrative description of the most significant risks to the Capital Programme and details any actions required to address these. Appendix A to this report provides an update by Committee on schemes scheduled for commencement or delivery in 2017/18. Appendix B provides a summary of the latest position for the 5 year Capital Programme and Appendix C provides details of the financing of the programme.

1. Background

The Council approved the Capital Programme on 2nd March 2017. That update showed a balanced capital programme position from 2017/18 onwards. This report includes year to date expenditure and sets out the latest phasing of the programme and any additions or changes since the capital programme was presented to Council in March 2017. The Programme has also been rolled forward to include the year 2021/22.

2. Notes on Specific Schemes

There are a number of schemes for which further information is provided below:

(i) Accommodation Project

This has been a key scheme for the Council and sees the accomplishment of an ambition to refurbish the town hall premises that has existed for a number of years. The works to the first and second floor of the Town Hall are now complete and staff have now located back to all floors within the building. The remaining element of these phases of the works i.e. those relating to the Council chamber, will commence shortly with completion anticipated during 2017/18.

ii) Coast Protection Scheme

The total scheme cost within the approved Capital Programme is £19.825m, being funded by an Environment Agency grant of £19.425m and a contribution from Fylde Council of £0.4m. The tender return date was 18th August 2017 and tenders are currently being evaluated. A report will be presented to the Operational Management Committee in September 2017 to provide an update following the tender appraisal process.

(iii) Disabled Facilities Grants (DFGs)

As local housing authority, the Council has a statutory duty to provide disabled adaptations within the Borough. In order to fund these works the Council receives grant support which previously was provided by the Department for Communities and Local Government (DCLG). From 2015/16 the Government established the 'Better Care Fund', and under these new arrangements the funding for Disabled Facilities Grants transferred to the Department of Health, with funding being distributed to all Councils via the upper-tier authority for that area. As such, in Lancashire the fund is administered by Lancashire County Council. Each upper-tier authority then allocates the funding to their respective housing authorities (i.e. district councils within their area) to enable them to continue to meet this statutory responsibility.

The level of government funding has increased significantly under the 'Better Care Fund' arrangements and the updated budget for 2017/18 (including slippage from 2016/17) of £1.159m provides for the delivery of more disabled adaptations than has previously been possible. A report to the Environment, Health and Housing Committee in June 2017 provided an update with regard to this scheme and included a number of variations to the operation of the programme to reflect the significant increase in available funding. It is anticipated that for 2017/18 all identified need for disabled adaptations can be met from the existing resource.

(iv) Project Slippage

Areas of slippage are addressed each year to ensure that no loss of external grant is imposed due to conditions associated within specified timescales.

(v) Other Capital Receipts

The approved programme for 2017/18 onwards assumes "Right to Buy" receipts of £25k per annum and "General Asset Sales" of £45k per annum. Future receipts are dependent on prevailing market conditions and values cannot be predicted with certainty. This will be monitored and reviewed during the year and adjusted accordingly in future monitoring reports, along with the impact this may have on the financing of the programme.

(vi) Capital Investment in St. Annes Pool

As part of the arrangement with the YMCA for the operation of the pool, the Council undertook to provide Capital support in the event of major works, repair or breakdown and a provision of £153k was included in the programme for this eventuality. There is now a remaining capital resource of £93k in 2017/18. There is a risk that this remaining resource is insufficient to meet future capital expenditure needs for the facility.

3 Conclusions

- 3.1 Actual expenditure to 31st July 2017 is £655k against a full year budget of £21.743m. This equates to 3.0% of the latest budget. A number of the schemes will be re-phased into 2018/19 as part of the next Financial Forecast update to members. The expenditure on a number of schemes is phased later during the financial year.
- 3.2 The current Capital Programme as updated is showing a balanced position for 2017/18 onward. The Capital Programme and the associated financing will be subject to discussion with members during the months in the lead up to the annual budget setting process for 2018/19.
- 3.3 Any additional expenditure which is not fully-funded by external finance would normally require the generation of capital receipts or further borrowing (the latter placing further pressure on the Revenue Budget from the consequent repayment costs). However Budget Council on 4th March 2013 approved the creation of a Capital Investment Reserve to finance future capital expenditure. The forecast balance of this reserve at 31st March 2017 was £1.323m, including further planned transfers into the reserve in 2017/18 and 2018/19. Of this £596k is already committed to deliver approved schemes in the years 2017/18 to 2020/21. Additional future projects will be subject to further consideration as part of the budget setting process for 2018/19. Whilst it remains the case that this reserve is the preferred source of finance for any further additions to the Capital Programme, continuing contributions to the reserve are required in order to maintain a sustainable funding source for future years.

APPROVED SCHEMES	Financing Source	Approved Budget 2017/18 £000	Slippage B/F from 2016/17 £000	Adjustments from 02/03/17 £000	Updated Budget 2017/18 £000	Expenditure to 31/07/17 £000	Variance £000	Comments
FINANCE & DEMOCRACY COMMITTEE								
Accommodation Project - Phase 6 & 7 - Council Chamber & Internal Refurb / Services	Proceeds from the sale of surplus Council Assets, and the Accommodation Project Reserve	0	365	135	500	175	325	The works to the first and second floor of the Town Hall are now complete. The remaining element of these phases of the works i.e. those relating to the Council chamber, will commence shortly with completion anticipated during 2017/18.
Sub total		0	365	135	500	175	325	
TOURISM & LEISURE COMMITTEE								
Ashton Gardens Depot	Proceeds from the sale of surplus Council Assets	63			63		63	This scheme is currently on hold pending the disposal of the Public offices site (the works will need to be completed prior to that disposal). It is anticipated that this scheme will be rephased to 2018/19 as part of the next Financial Forecast update.
St Annes Pool	No external finance - funded by borrowing/general asset disposal receipts	93			93		93	This represents the balance of the maintenance scheme resource which will be retained and drawn upon when required. The plant and equipment at St Annes Swimming Pool is in need of replacement. A 5 year replacement programme is currrently being developed which will then be presented to the Tourism and Leisure Committee for consideration.
St Annes Pool - External Works	Capital Investment Reserve/ Arts Council Grant	120			120		120	The status of this scheme is currently being reviewed and a report will be presented to Committee following that review by way of an update. It is anticipated that this scheme may be re-phased to 2018/19 as part of the next Financial Forecast update.
Fairhaven Lake & Promenade Gardens - First round	Capital Investment Reserve	20		200	220	2	218	A report was presented to the Tourism & Leisure Committee in June 2017 detailing the latest position in respect of this scheme. Subsequently the Council approved a fully-funded increase to the scheme of £200,336, to be met by a Heritage Lottery Fund grant and by other contributions. Recruitment of the key officers to deliver the scheme has commenced. Delivery of this phase of the scheme is expected to fall into 2017/18 and 2018/19 and consequently an element of the scheme will be re-phased into 2018/19 as part of the next Financial Forecast update.
Promenade Gardens Water Play Facility	Capital Investment Reserve	100			100		100	Comprehensive consultation on the project is now complete. A funding bid of £45K to Veolia failed due to a change in the geographical criteria. A decision from Lancashire Environmental Fund in respect of a grant application in the sum of £30K is expected in October 2017. If this grant application is successful, the overall project shortfall will be in the region of £50K on a total estimated budget of £250K. Officers will continue to seek further funding to deliver the desired project before the end of March 2018. However, this will depend upon the success of further funding applications.
Promenade Footways	No external finance - funded by borrowing/general asset disposal receipts	40			40		40	A report will be presented to Committee in September 2017 to seek authorisation for the expenditure works in 2017/18 as is currently planned.

								Appendix A (Cont'd)
APPROVED SCHEMES	Financing Source	Approved Budget 2017/18 £000	Slippage B/F from 2016/17 £000	Adjustments from 02/03/17 £000	Updated Budget 2017/18 £000	Expenditure to 31/07/17 £000	Variance £000	Comments
Bryning-with-Warton Parish Council Play Area	Capital Investment Reserve	50			50		50	A report will be presented to the Tourism and Leisure Committee and then the Finance & Democracy Committee in September 2017 to provide an update on this project. The Parish Council have found it difficult to follow the 10 stage Community Parks Development Process in terms of sustained community involvement and have decided to progress with stage one of the scheme only using available S106 monies, to give the opportunity to work with the community on future phases.
Mussel Tank Project	Specific Grant (LSA Civic Society)	0		130	130	7	123	Delivery of this scheme is planned to start in early September and will take approximately 12 weeks. Completion of the scheme is expected during 2017/18.
Sub total		486	0	330	816	9	807	
OPERATIONAL MANAGEMENT COMMITTEE								
Renlacement Vehicles	Capital Investment Reserve / Borrowing	1,267	38	11	1,316	45	1,271	All vehicle acquisitions are expected to be completed in line with the budget during 2017/18.
Car Park Improvements t	No external finance - funded by borrowing/general asset disposal receipts	30			30		30	It is anticipated that this scheme will be been completed to budget in 2017/18.
Fylde Headlands Preliminary Work	Specific Government Grant (Environment Agency)	0	8		8	7	1	It is anticipated that this scheme will be been completed to budget in 2017/18.
Public Transport Improvements	S106 Developer Contributions	0		90	90		90	This is funding that is held by Fylde Council but will be transferred to Lancashire County Council on local bus route improvements and a dial-a-ride scheme. The funding will be spent over several years.
Fairhaven and Church Scar Coast Protection (Specific Government Grant (Environment Agency) / Capital Investment Reserve	14,400			14,400	18	14,382	This scheme is currently at the tendering and tender evaluation phase. A report will be presented to the Operational Management Committee in September 2017 to request approval to proceed. It is anticipated that a significant proportion of the 2017/18 budget for the scheme will be re-phased into 2018/19 as part of the next Financial Forecast update.
Sub total		15,697	46	101	15,844	70	15,774	

Appendix A	(Cont'd)	
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								Appendix A (Cont'd)
APPROVED SCHEMES	Financing Source	Approved Budget 2017/18 £000	Slippage B/F from 2016/17 £000	Adjustments from 02/03/17 £000	Updated Budget 2017/18 £000	Expenditure to 31/07/17 £000	Variance £000	Comments
ENVIRONMENT, HEALTH & HOUSING COMM	IITTEE							
Disabled Facilities Grants Programme	Specific Grant (Better Care Fund) / External Contributions / Grant repayments	468	230	461	1,159	310	849	A report to the Environment, Health and Housing Committee in June 2017 provided an update with regard to this scheme and included a number of variations to the operation of the programme to reflect the significant increase in central government grant for this purpose. It is anticipated that all identified need for disabled adaptations can be met from the existing resource for 2017/18. Actual expenditure will be determined by the level of identified need.
Housing Needs Grant	DFG Grant Repayments	0		6	6		6	In July the Council approved the creation of a new scheme within the 2017/18 approved Capital Programme to be termed 'Housing Needs Grant' that will be funded from DFG grant repayments. This scheme budget will be updated accordingly as and when repayments to the Council are forthcoming.
93 St Albans Road - Compulsory Purchase Order	S106 Developer Contributions	0	99		99	84	15	The Compulsory Purchase Order has been actioned and compensation to the former owner of the property and the legal costs have now been made. In February 2017 the Environment, Health and Housing Committee approved refurbishment of the property in the sum of £147,890 (subject to sufficient S106 funds being forthcoming) and a jointly funded venture for the property in conjunction with a Registered Provider. A further update report will be presented to the Environment, Health and Housing Committee in September 2017.
Affordable Housing Scheme Sunnybank Mill, Kirkham	S106 Developer Contributions	460	460		920	0	920	Planning permission has now been granted for the delivery of 23 units of affordable rented housing. Housing and Legal Services officers are currently in discussion with the ForViva Housing Association regarding the delivery of the project.
Affordable Housing Scheme - Keenan Mill	S106 Developer Contributions	840			840	0	840	Planning permission has now been granted for the delivery of 26 units of affordable rented housing. Housing and Legal Services officers are currently in discussion with the Progress Housing Association regarding the delivery of the project.
Church Road Methodist Church, St Annes	S106 Developer Contributions	550			550	0	550	A consultation document with regard to the scheme has recently been distributed to interested parties and it is anticipated that planning permission will be sought for the delivery of 10 units of affordable rented housing later in 2017/18.
Affordable Warmth Scheme	Specific Grant (Lancashire County Council)	28	18		46	7	39	The Affordable Warmth Scheme is a two-year project covering 2016/17 and 2017/18 and is linked to levels of fuel poverty within the district. The scheme is funded by Lancashire County Council and is contained within the Housing Services Private Sector Assistance Policy for which approval was confirmed by Members in January 2017. Delivery commenced late in 2016/17.
Rapid Deployment CCTV Replacement Projects	Specific Grant (LSP Performance Reward Grant)	38			38		38	A Working Group has been established to consider Rapid Deployment Cameras and their replacement and will report back to the Environment, Health and Housing Committee in due course.
Cemetery and Crematorium - Infrastructure Works	Capital Investment Reserve	294			294		294	This scheme is now not expected to be delivered during 2017/18 and it is anticipated that the scheme will be re-phased into 2018/19 as part of the next Financial Forecast update.
Lytham Park Cemetery - Windbreak Canopy	Capital Investment Reserve	60		D	60 202 28	of 32	60	Following discussion and consultation with the working group and relevant stakeholders a scheme has been proposed which is currently being developed. The scheme is now not deliverable during 2017/18 and it is anticipated that the scheme will be re-phased into 2018/19 as part of the next Financial Forecast update.
Sub tota	al	2,738	807	467	4,012	401	3,611	

								Appendix A (Cont'd)
APPROVED SCHEMES	Financing Source	Approved Budget 2017/18 £000	Slippage B/F from 2016/17 £000	Adjustments from 02/03/17 £000	Updated Budget 2017/18 £000	Expenditure to 31/07/17 £000	Variance	Comments
PLANNING COMMITTEE								
Woodlands Road Regeneration Scheme - Town Centre Phase 3	Capital Investment Reserve / S106 Developer Contributions	0	6		6		6	The scheme was largely completed during 2016/17 with only a small amount of residual funding remaining. It is anticipated that the remaining elements will be completed to budget during 2017/18.
St Annes Regeneration Schemes	S106 Developer Contributions	237			237		237	This funding is earmarked for the next phase of St Annes Town Centre including St Andrews Road North/South and The Crescent. A draft plan has been prepared and discussions with property owners in the locality have taken place. The scheme will commence in 2017/18 with a proportion of the works now expected to fall into 2018/19. Consequently an element of the scheme will be re-phased to 2018/19 as part of the next Financial Forecast update.
Lytham Regeneration Schemes	S106 Developer Contributions	130			130		130	Originally this scheme was planned to be delivered in 2016/17. However, local community groups have indicated that this funding could also be used to match-fund further funding opportunities from other bodies. As a result, the scheme content is to be widened to incorporate a public art component and a project group was established to work towards a fully integrated scheme. A revised scheme is in the process of development and it is anticipated that works will commence later in 2017/18.
Staining Regeneration Schemes	S106 Developer Contributions	40			40		40	Following discussions with the Parish Council a scheme has now been developed and agreed. The scheme will be presented for consideration at the Planning Committee in September 2017.
Kirkham Public Realm Improvements	S106 Developer Contributions	0	21		21		21	The majority of this scheme was completed in 2016/17, the remaining element being slippage from 2016/17. The remaining works and the final account is expected to be finalised during 2017/18 within budget.
M55 Link Road	S106 Developer Contributions	0	137		137		137	In 2016/17 the Council approved a £425k fully-funded addition to the capital programme to be met from a S106 developer contribution to fund the detailed technical design of the proposed link road. This work is progressing and payment is being made in stages as work is completed. This element of the scheme is expected to be completed during 2017/18.
Sub total	I	407	164	0	571	0	571	
Total Expenditure	2	19,328	1,382	1,033	21,743	655	21,088	

UPDATED 5 YEAR CAPITAL PROGRAMME 2017/18 TO 2021/22 - BY SCHEME

		Estimate 2017/18 £000	Estimate 2018/19 £000	Estimate 2019/2020 £000	Estimate 2020/2021 £000	Estimate 2021/2022 £000
FINANCE & DEMOCRACY COMMITTEE		1000	1000	1000	1000	1000
Accommodation Project - Phase 6 & 7 - Council Chamber / Interna	l Refurb	500				
Accommodation Project - Phase 8 - Car Park & External Works		0				
·	Sub total	500	0	0	0	0
TOURISM & LEISURE COMMITTEE						
Ashton Gardens Depot		63				
St Annes Pool		93				
St Annes Pool - External Works		120				
Fairhaven Lake & Promenade Gardens - First Round		220				
Promenade Gardens Water Play Facility		100				
Promenade Footways		40	40	40	40	40
Bryning-with-Warton Parish Council Play Area		50				
Mussel Tank Project		130				
	Sub total	816	40	40	40	40
OPERATIONAL MANAGEMENT COMMITTEE						
Replacement Vehicles		1,316	1,262	471	547	77
Car Park Improvements		30	30	30	30	30
Fylde Headlands Preliminary Work		8				
Public Transport Improvements		90				
Fairhaven and Church Scar Coast Protection Scheme		14,400	5,425			
	Sub total	15,844	6,717	501	577	107
ENVIRONMENT, HEALTH & HOUSING COMMITTEE						
Disabled Facilities Programme		1,159	929	929	929	929
Housing Needs Grant		6				
93 St Albans Road - Compulsory Purchase Order		99				
Affordable Housing Scheme - Sunnybank Mill, Kirkham		920				
Affordable Housing Scheme - Keenan Mill		840				
Church Road Methodist Church, St Annes		550				
Affordable Warmth Scheme		46				
Rapid Deployment CCTV Replacement Projects		38				
Cemetery and Crematorium - Infrastructure Works		294				
Lytham Park Cemetery - Windbreak Canopy		60				
	Sub total_	4,012	929	929	929	929
PLANNING COMMITTEE Woodlands Road Regeneration Scheme - Town Centre Phase 3		6				
St Annes Regeneration Schemes		237				
Lytham Regeneration Schemes		130				
, ,						
Staining Regeneration Schemes Kirkham Bublic Realm Improvements		40				
Kirkham Public Realm Improvements		21				
M55 Link Road - S106 monies for design work	Sub total	137 571	0	0	0	0
	=					
	Total Expenditure _	21,743	7,686	1,470	1,546	1,076

UPDATED 5 YEAR CAPITAL PROGRAMME 2017/18 TO 2021/22 - FINANCING

	Estimate 2017/18 £000	Estimate 2018/19 £000	Estimate 2019/2020 £000	Estimate 2020/2021 £000	Estimate 2021/2022 £000
FINANCING:					
Capital Receipts - General Asset Sales	45	45	45	45	45
Capital Receipts - Right to Buy Receipts	25	25	25	25	25
Capital Receipts - (Accommodation Project)	63				
Better Care Fund / Disabled Facilities Grant	1,159	929	929	929	929
Disabled Facilities Grant Repayments - 'Housing Needs Grants'	0				
Section 106 Monies - St Annes	237				
Section 106 Monies - Lytham	130				
Section 106 Monies - Staining	40				
Section 106 Monies - Kirkham	21				
Section 106 Monies - 93 St Albans Road CPO	99				
Section 106 Monies - Affordable Housing, Sunnybank Mill	920				
Section 106 Monies - Church Road Methodist Church, St Annes	450				
Section 106 Monies - M55 Link-Road	137				
Section 106 Monies - Affordable Housing, Keenans Mill	840				
Section 106 Monies - Public Transport Improvements	90				
Section 106 Monies - Vehicle acquistion - 'Area Conservation'	11				
Capital Grant - Repayments	6				
Capital Investment Reserve	1,060	78	182		
Accommodation Project Reserve	500				
Other External Finance (see analysis below)	14,583	5,425	0		
Direct Revenue Finance	24	,			
Prudential Borrowing	1,303	1,184	289	547	77
Total Financing	21,743	7,686	1,470	1,546	1,076
Total surplus (-) / shortfall in year	0	0	0	0	0
Cumulative surplus (-) / shortfall	0	0	0	0	0
See note below for external funding available to finance the above	schemes:				
Other External Finance: Analysis					
LSP Performance Reward Grant	38				
Environment Agency - Coast Protection Scheme	14,008	5,425			
Arts Council - St Annes Pool	90	3,123			
Lancashire County Council - Affordable Warmth Scheme	35				
Lytham St Annes Civic Society	130				
Community Housing Grant Fund - Church Road Methodist Church					
Heritage Lottery Fund - Fairhaven	165				
Coastal Defence Project - Fairhaven	7				
United Utilities - Fairhaven	7				
RSPB Contribution - Fairhaven	3				
New Fylde Housing - DFG Contribution	0				
Ten Tride Housing Dr d contribution	14,583	5,425	0	0	0
-	17,303	5,725	<u> </u>	<u> </u>	



INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO				
RESOURCES DIRECTORATE	PLANNING COMMITTEE	13 SEPTEMBER 2017	9				
OUTSIDE BODIES							

PUBLIC ITEM

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

SUMMARY OF INFORMATION

On 3 April 2017, the Council made a number of appointments to outside bodies. These appointments followed from recommendations from the programme committees for appointments from within their respective memberships.

In line with the Protocol for Members on Outside Bodies (Part 5f of the Council's Constitution), every member serving on an outside body is required to complete a reporting form every six months, which is submitted to the relevant programme committee to which the external partnership relates.

Included as an appendix to this report are: returned completed reporting forms and a list of outstanding reports/ details of those bodies which have not met.

SOURCE OF INFORMATION

Elected member representatives to the Outside Bodies

LINK TO INFORMATION

Outside Bodies Reports and Summary

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The information is provided to maintain an understanding of the work of the outside bodies, and remain abreast of any issues that may have an impact on the residents of the borough or the council.

FURTHER INFORMATION

Contact Tracy Morrison, Director of Resources – tracy.morrison@fylde.gov.uk

Outside Body	Councillor	Report rec'd?
Planning Committee, 13/9/17 meeting		
Closing date Thursday 31 August		
Blackpool, Fylde & Wyre Economic Development	Sue Fazackerley	Nil report advised
Committee (EDC)		
Duty to Cooperate	Chair & vice of DM –	Nil report advised
	Trevor Fiddler &	
	Richard Redcliffe	
(Planning) Education Liaison Group	Richard Redcliffe	Nil report advised
(Planning) Education Liaison Group	Linda Nulty	Nil report advised