

Planning Policy Scrutiny Committee



Date	30 November 2006
Venue	Town Hall, Lytham St Annes
Committee members	Councillor Kevin Eastham (Chairman) Councillor Colin Walton (Vice-Chairman) John Bennett, George Caldwell, Maine Chew, Raymond Norsworthy, Elizabeth Oades, William Thompson
Other Councillors	Barbara Pagett, Roger Small
Officers	Ian Curtis, Paul Walker, John Cottam, Tony Donnelly, Julie Glaister, Lyndsey Lacey, Annie Womack

1. Declarations of interest

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

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Planning Policy Scrutiny Committee meeting held on 12 October 2006 as a correct record for signature by the chairman.

3. Substitute members

The following substitutions were reported under council procedure rule 25.3:

Councillor Maxine Chew for the Mayor, Councillor Harold Butler.

Councillor Elizabeth Oades for Councillor Heather Speak.

4. Housing Needs Survey

Tony Donnelly, Head of Planning (Policy)) and John Cottam (Housing Manager) introduced an updated report on proposals to commission an in depth housing needs survey within the borough.

As requested by committee at their meeting on 12 October, a copy of the draft specification for the project brief was attached for members' consideration.

Members were reminded that the Fordham study which was carried out in 2002 would soon be near the end of its useful life and that the new survey would need to be robust to meet government guidelines and withstand scrutiny. Mr Cottam commented that ideally, the council should review its housing needs and conditions at 5 yearly intervals to inform the housing strategy.

The committee enquired about the likely costs of the survey which was proposed to be tailored to reflect the urban and rural element and whether this would have a significant impact on the Planning Delivery Grant monies and therefore affecting or delaying other projects that had been identified. Mr Donnelly and Mr Cottam addressed this point.

Members commented on the need for a further housing needs survey in particular what significant changes the council expected to see over the last four years since the last survey was undertaken. The committee asked whether the survey would identify the proportion of affordable housing required in the borough and whether due consideration had been given to potential changes in government legislation on affordable housing.

The committee also sought clarification on the number of mobile homes in the borough and whether these would be incorporated into the survey. Mr Cottam explained that there were in the region of 3000 mobile homes in the borough and that these were made up of both residential and holiday homes. He added that this information would influence the proposed survey.

Some discussion took place in respect of the word "tenure" as described in the draft specification. Mr Cottam advised that tenure included all categories of housing including owner occupation, shared ownership, private rented and social rented. This was accepted by the Committee.

The Portfolio Holder (Roger Small) attended the meeting and gave his support to the commissioning of the survey.

After a full discussion the Committee RESOLVED

1. To endorse the draft framework as presented.
2. To recommend to the Portfolio Holders that a new Housing Needs Survey be commissioned within the next 3 months
3. To authorise the Strategic Planning and Development Executive Manager to settle all matters of detail with regard to the specification for the survey.

5. Local Development Scheme - Business and Industrial Land DPD

Tony Donnelly Head of Planning (Policy) presented a comprehensive report on relevant and changed circumstances with regard to the Local Development Scheme. These were outlined in the report previously circulated.

Following discussion the Committee RESOLVED:

1. To undertake discussions with Blackpool and Wyre Councils regarding the possibility of working jointly on respective Business and Industrial Land DPDs.
2. To continue to work on Fylde Borough Business and Industrial Land DPD for the present time.
3. To report back to committee in light of the above discussions and any other relevant developments.

6. St Annes (Heyhouses) to M55 Link Road

Tony Donnelly Head of Planning (Policy) presented a position statement on matters concerning the existing planning premising for the St Annes to M55 link Road. He sought the committee's instruction as to whether the Council wished to see the permission renewed.

Following discussion it was RESOLVED to recommend that the Chief Executive in consultation the Portfolio Holder and the Chairman of Committee write to the Director of Environment at Lancashire County Council requesting:

1. To renew the planning permission or, if possible that a technical start be made on the construction of the road;
2. To enquire whether the County Council still intended to institute compulsory purchase proceedings in respect of land along the route.

7. Extending your home - Supplementary Planning Document

Julie Glaister (Principal Planning Officer) presented an update on work that was jointly being undertaken with Blackpool and Wyre Councils in preparing a Supplementary Planning Document relating to house extensions entitled Extending Your Home.

Ms Glaister explained that the SPD was intended to provide guidance to applicants and agents on the preparation of high quality and sustainable designs for planning applications for house extensions across the three boroughs. The SPD would aim to consider two main factors - sustainable design and construction and the impact on residential amenity.

Working arrangements concerning the preparation of the draft SPD, the sustainability appraisal and the pre production consultation were set out in the report. Ms Glaister indicated that it was intended to report back to the committee on the draft SPD prior to public consultation and subsequently on the final document prior to approval.

Following discussions the committee RESOLVED to note the report.

8. Statement of Community Involvement

Julie Glaister (Principal Planning Officer) reported that the Regulation 29 consultation carried out on the Submission Statement of Community Involvement was now complete. The representations had been processed and submitted to Government Office North West and the Planning Inspectorate.

It was reported that the council had received 13 representations. A summary of the submissions received and the officers' response to them were set out on the agenda.

Ms Glaister added that the Council was likely to receive the Inspectors report before May 2007 in line with the timetable identified in the Local Development Scheme.

The committee RESOLVED to note the report.
