

## Planning Policy Scrutiny Committee



Date	31 July 2008
Venue	Town Hall, St Annes
Committee members	Councillor John Bennett (Chairman) Councillor William Thompson (Vice-Chairman)  Ben Aitken, George Caldwell, Michael Cornah, Maxine Chew, Kevin Eastham, Trevor Fiddler, Lyndsay Greening
Other Councillors	John Davis, Kathleen Harper, Barbara Pagett, John Prestwich, Paul Rigby, Fabian-Craig Wilson
Officers	Paul Walker, Tony Donnelly, Mark Sims, Lyndsey Lacey, Natham Skelton
Representatives	Nick Laister and Jonathan Dixon ( RPS Planning & Development)
Members of the public	Barbara Mackenzie, Fred Moor, Barbara Moor, Arnold Sumner, Til Partington, Val Andrews, Darrell Butterworth, Wendy Butterworth, Paul Taylor, Karen Taylor, Keith Blackburn, Eric Swann, Muriel Swann, Eric Pass, Chris Jones, D.A Hayes, V. Underwood - Jones, Ronald Jones, Jill Sumner, Stephanie Quigley, Christopher Sweeney, Pater Savic, John Felles, Colin Godrey, Alan Stafford, Palmira Stafford, Jane Barron, Fay Thompson, Barbara Gresey, Stuart Gresey

### Mr Paul Drinnan

The Chairman, Councillor John Bennett made reference to the recent admittance to hospital of Mr Paul Drinnan (Head of Planning - Regeneration) The committee wished to place on record its best wishes for a speedy recovery.

#### 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 5 June 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 Kevin Eastham for Councillor Keith Beckett

## 4. Preston Tithebarn Regeneration Area Prospective Mixed Use Planning Application

Mark Sims (Principal Planning Officer) presented a report on a prospective mixed use planning application for the Preston Tithebarn Regeneration Area.

Mr Sims provided the committee with a brief overview of the application and the background to the scheme. He indicated that the Tithebarn Regeneration Area in Preston, was Preston City Council's first priority for city centre regeneration and was located in the north eastern quarter of the city centre which included the bus station. The City Council considered that the regeneration of the area was a critical catalyst to the City Council's wider regeneration aspirations, and it was fundamental to allow Preston to fulfil its role in the region.

It was reported that detailed proposals for the site were evolving, and the scheme was likely to include an appropriate mix of high density uses including retail, leisure, culture, residential and offices. The issue for consideration was the likely impact of the Tithebarn scheme upon the town centres of Lytham, St Annes, Kirkham and Wesham.

Mr Sims explained that Blackpool and Blackburn with Darwen Councils had jointly appointed Abbott Associates, specialists in retail matters, to advise on retail impact issues as they had advised both Blackpool and Blackburn with Darwen thus far on the various assessments produced in support of the Tithebarn Scheme. The Council had been invited to join a steering group along with Blackpool, Wyre and Blackburn with Darwen Councils whose remit will be to respond jointly to the Tithebarn RA planning application when it was submitted to Preston City Council.

Following discussion the Committee RECOMMENDED

1. To advise that the Committee acknowledges Preston's predominance in the hierarchy of the shopping centres in the administrative area of Lancashire nevertheless, that committee agrees that Executive Manager, Strategic Planning and Development, accepts any invitation to meet with senior officers from Blackpool, Wyre and Blackburn with Darwen Councils to jointly consider whether there would be any likely effect of the Preston scheme on other centres, including centres within Fylde Borough.

2. To request that when the planning application is submitted to Preston City Council that the details are referred to the Portfolio Holder for Development and Regeneration for comment and, if appropriate, a collective Fylde Coast / Blackburn with Darwen authority response be submitted.

#### 5. Seafront Master Plan

Mr Nick Laister (Planning Director) and Mr Jonathan Dixon (Associate) of RPS Planning & Development Ltd attended the meeting and addressed the Committee on the contents of the proposed Seafront Master Plan document. A copy of the MasterPlan was made available to all members of the committee.

Members were advised that RPS had been commissioned by the Council to explore the redevelopment potential of St Annes seafront (the study area) the area know as 'The Island'.

Mr Laister and Mr Dixon explained to the Committee that to inform the Master Plan, the company had undertaken a separate analysis of relevant planning policy and guidance and had carried out a market testing exercise to identify those forms of development that could be accommodated on this site.

In brief the presentation made reference to the site description, the townscape framework; opportunities available, (Masterplan Option 1) limited devolvement and (Masterplan Option 2) major redevelopment and the proposed design brief.

Following the presentation the Chairman allowed questions from members of the public and the consultants addressed each question in turn.

Councillor Caldwell enquired about the background to the brief. Councillor Thompson commented on the situation of anticipated rising sea levels and the likely effects upon this development. Concerns were also raised about the lessees of the site and their involvement in the process. These issues were addressed by the consultants.

The Portfolio Holder for Finance and Efficiency (Councillor Paul Rigby) stated that this site needed to be improved in a structured and methodical manner and was generally supportive of the proposed scheme.

Members commented on the availability of funding of the scheme. The committee was advised that it was anticipated that through both public and private funding, this area, and the adjacent seafront, could be developed with a view to adding value and ensuring the long term vitality and prosperity of the tourism industry in St Annes. Members were advised that this was an early stage of the proposed scheme.

Following a lengthy debate the Committee RECOMMENDED the following:

1. To thank Mr Nick Laister and Jonathan Dixon of RPS Planning & Development for their attendance at the meeting;

2. To meet with the lessees of the site with a view to exploring their interest or otherwise in any redevelopment scheme in general, and in the proposed master plan in particular;
3. Dependent on the outcome of 2 above, to request that appropriate officers in consultation with the Chairman and Vice-Chairman of committee and the Portfolio Holder investigate the scope and content of the proposed consultation exercise;
4. Dependent on the outcome of 2 above, to ask the Executive Manager in consultation the Chairman and Vice-Chairman of committee and the Portfolio Holder to look at alternative options for funding the next stages of the proposed Masterplan and how it could interlinked with the Heritage lottery fund;

-----