

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF PLANNING	EXECUTIVE COMMITTEE	4 JULY 2023	7

### FULLY FUNDED REVENUE BUDGET INCREASE – UPGRADING OF SIGNALISED JUNCTION OF SQUIRES GATE LANE AND LYTHAM ROAD.

#### PUBLIC ITEM

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

#### SUMMARY

This report requests the release of Section 106 developer funds originally paid to Fylde Borough Council as a contribution towards (Westgate House) 'upgrading of signalised junction of Squires Gate Lane and Lytham Road' and (Blackpool and Fylde College) 'improvement of two existing bus stops on Squires Gate Lane, approximately 42m (eastbound and 48m (westbound) of Stony Hill Avenue' and the upgrading of existing traffic signals at the junction of the site access with Squires Gate Lane, to include the introduction of pedestrian request facilities. Fylde are advised the bus stops have been upgraded to the current standard using other funding streams, so all contributions made are available to be used on the required traffic signal upgrade.

Lancashire County Council do not maintain this highway, they have an agreement with Blackpool Council who would carry out the proposed works.

#### RECOMMENDATIONS

1. That Executive Committee is requested to approve a fully funded revenue budget increase in the sum of £115,000 in 2023/24 to be met by Section 106 monies held by the Council, towards the upgrading of the signalised junction of Squires Gate Lane and Lytham Road; and
2. That conditional upon receiving approval as above, that the sum of £115,000 be paid to Blackpool Council, towards the upgrading of the signalised junction of Squires Gate Lane and Lytham Road.

#### SUMMARY OF PREVIOUS DECISIONS

None

#### CORPORATE PRIORITIES

Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	✓
Tourism – To create a great place to live and visit	

## REPORT

1. Planning permission was granted for a class A1 retail store car parking and servicing areas, site access and associated works at former Westgate House and Land rear of 5 to 21 Westgate Road, under reference 16/0317, subject to a section 106 agreement which included a contribution of £50,000 to secure upgrading of the signalised junction of Squires Gate Lane and Lytham Road this money should be spent by 26<sup>th</sup> April 2024 or repaid to the developer.
2. A separate planning permission was granted for a two storey college building at the former Blackpool Airport terminal building under reference 18/0316, subject to a section 106 contribution of £65,000 for the upgrading of two existing bus stops on Squires Gate Lane, located approximately 42m, (eastbound) and 48m (westbound) of Stony Hill Avenue (this work has been completed as part of a separate funding stream) the 106 also requires the upgrading of existing traffic signals at the junction of the site access with Squires Gate Lane, to include the introduction of pedestrian request facilities and to ensure that associated highway standards are met at each leg of the junction, this money has no repayment date.
3. Monies have been received by Fylde Council in accordance with the triggers set out in the agreement and Blackpool Council have requested that the funds held by Fylde Council be transferred to them in order to deliver the signalised junction upgrades. Blackpool Council have not been able to carry out this work until now as the 106 funding was not sufficient to cover the works costs. However, now work has commenced on the Enterprise Zone this has enabled the work to commence given the economies of scale having contractors on site to undertake the works.
4. The Sn 106 agreement for application 16/0317 required a Blackpool Enterprise Zone Highways Improvement Programme Contribution to be paid before development commences. The agreement wording is;  
*The sum of £50,000 payable in accordance with provisions of paragraph 1 schedule 3 of this deed towards the upgrading of the signalised junction of Squires Gate Lane and Lytham Road.*
5. The Sn 106 agreement for applications 18/0316 (15/0871) required a Blackpool Enterprise Zone Highways Improvement Contribution to be paid on the date of the deed. The agreement wording is;  
*The sum of £65,000 towards the cost of two existing bus stops on Squires Gate Lane, Blackpool located approximately 42m to the east of the junction with Stony Hill Avenue (eastbound) and approximately 48m to the east of the junction with Westgate Road (westbound) to include provisions for the introduction of mobility compliant raised boarding areas and bus stop markings; and the upgrading of existing traffic signals at the junction of the site access with Squires Gate Lane, Blackpool to include the introduction of pedestrian request facilities, and to ensure that associated highway standards are met at each leg of the junction.*
6. Both agreements indicate the allocation towards the upgrading of existing traffic signals at the location of Squires Gate Lane and Lytham Road. Blackpool Council propose a scheme to deliver these works. Blackpool Council maintain Squires Gate Lane on behalf of Lancashire County Council so will be undertaking these works.
7. The contributions relating to both application have been with Fylde for a number of years and although there is no payback requirement 18/0316 this is not delivering the intended improvement. The Agreement associated with planning permission 16/0317 requires monies to be spent by 26/04/2024. To date, all contact with Blackpool Council has suggested that the money held by Fylde Council was not sufficient to deliver the required improvements, however with new funding streams and contractors on site and associated economies of scale, Blackpool Council have now confirmed a scheme of improvements can be delivered in the remaining timescale.

IMPLICATIONS	
Finance	The Executive Committee is requested to approve a fully funded revenue budget increase in the sum of £115,000 in 2023/24 to be met by Section 106 monies held by the Council. Subject to this approval the report requests authorisation for the transfer of £115,000 to Blackpool Council to deliver the upgrading of existing traffic signals at the junction of Squires Gate Lane and Lytham Road.
Legal	The council is obliged to use the contributions for the purposes set out in the agreement, failing which they would fall to be repaid to the developer. Given that the contributions are to be transferred to Blackpool Council, it will be necessary for the council to require Blackpool to indemnify the council should any part of the contributions be required to be repaid under the agreements.
Community Safety	There are no implications
Human Rights and Equalities	There are no implications
Sustainability and Environmental Impact	The scheme of enhanced pedestrian access assists in making the site more sustainable in the short term
Health & Safety and Risk Management	There are no implications

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
none		