



FYLDE BOROUGH COUNCIL

Meeting Agenda

Special Planning Policy Scrutiny Committee
Town Hall, St Annes
31st July 2008, 19:00pm

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

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

PLANNING POLICY SCRUTINY COMMITTEE

MEMBERSHIP

CHAIRMAN - Councillor John Bennett
VICE-CHAIRMAN – Councillor William Thompson

Councillors

| | |
|------------------|-----------------|
| Ben Aitken | George Caldwell |
| Michael Cornah | Trevor Fiddler |
| Keith Beckett | Maxine Chew |
| Lyndsay Greening | |

Contact: Lyndsey Lacey, St. Annes (01253) 658504,
Email: lyndseyl@fylde.gov.uk



CORPORATE OBJECTIVES

The Council's investment and activities are focused on achieving our five key objectives which aim to :

- Conserve, protect and enhance the quality of the Fylde natural and built environment
- Work with partners to help maintain safe communities in which individuals and businesses can thrive
- Stimulate strong economic prosperity and regeneration within a diverse and vibrant economic environment
- Improve access to good quality local housing and promote the health and wellbeing and equality of opportunity of all people in the Borough
- Ensure we are an efficient and effective council.

CORE VALUES

In striving to achieve these objectives we have adopted a number of key values which underpin everything we do :

- Provide equal access to services whether you live in town, village or countryside,
- Provide effective leadership for the community,
- Value our staff and create a 'can do' culture,
- Work effectively through partnerships,
- Strive to achieve 'more with less'.



A G E N D A

PART I - MATTERS DELEGATED

| ITEM | PAGE |
|---|-------|
| 1. DECLARATIONS OF INTEREST: <i>If a member requires advice on Declarations of Interest he/she is advised to contact the Legal Services Executive Manager in advance of the meeting. (For the assistance of Members an extract from the Councils Code of Conduct is attached).</i> | 4 |
| 2. CONFIRMATION OF MINUTES: <i>To confirm as a correct record the Minutes of the Planning Policy meeting held on 5 June 2008 attached at the end of the agenda.</i> | 4 |
| 3. SUBSTITUTE MEMBERS: <i>Details of any substitute members notified in accordance with council procedure rule 26.3</i> | 4 |
| 4. PRESTON TITHEBARN REGENERATION AREA PROSPECTIVE MIXED USE PLANNING APPLICATION | 7-11 |
| 5. SEAFRONT MASTERPLAN | 12-54 |

Personal interests

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

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

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

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

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

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

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

Disclosure of personal interests

9.—(1) Subject to sub-paragraphs (2) to (7), where you have a personal interest in any business of your authority and you attend a meeting of your authority at which the business is considered, you must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

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

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

Prejudicial interest generally

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

Prejudicial interests arising in relation to overview and scrutiny committees

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

Effect of prejudicial interests on participation

- 12.—**(1) Subject to sub-paragraph (2), where you have a prejudicial interest in any business of your authority—
- (a) you must withdraw from the room or chamber where a meeting considering the business is being held—
 - (i) in a case where sub-paragraph (2) applies, immediately after making representations, answering questions or giving evidence;
 - (ii) in any other case, whenever it becomes apparent that the business is being considered at that meeting;

unless you have obtained a dispensation from your authority's standards committee;
 - (b) you must not exercise executive functions in relation to that business; and
 - (c) you must not seek improperly to influence a decision about that business.
- (2) Where you have a prejudicial interest in any business of your authority, you may attend a meeting (including a meeting of the overview and scrutiny committee of your authority or of a sub-committee of such a committee) but only for the purpose of making representations, answering questions or giving evidence relating to the business, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

REPORT



| REPORT OF | MEETING | DATE | ITEM NO |
|------------------------------------|------------------------------------|----------------------------|---------|
| STRATEGIC PLANNING AND DEVELOPMENT | PLANNING POLICY SCRUTINY COMMITTEE | 31 ST JULY 2008 | 4 |

**PRESTON TITHEBARN REGENERATION AREA
PROSPECTIVE MIXED USE PLANNING APPLICATION**

Public Item

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

Summary

The Tithebarn Regeneration Area (TRA) in Preston, is Preston City Council's first priority for city centre regeneration and is located in the north eastern quarter of the city centre and includes the bus station. The City Council consider that the regeneration of the area is a critical catalyst to the City Council's wider regeneration aspirations, and it is fundamental to allow Preston to fulfil its role in the region.

Detailed proposals for the site are evolving, and the scheme is likely to include an appropriate mix of high density uses including retail, leisure, culture, residential and offices. The overarching objective of the City Council and development partners is for the redevelopment of the TRA to attract a mix of high quality development that will, with the city centre's other attractions, secure it as a principal focus of the Lancashire sub-region for higher order retail, leisure, cultural and office-based activity.

The purpose of this report is to inform Committee of the details of the scheme, in advance of a planning application being submitted to Preston City Council, and to seek Committee's views on how best to respond to the proposal at that time.

Recommendation

1. That Committee formulates an initial view on the proposal and informs the Portfolio Holder for Development and Regeneration accordingly; and
2. That Committee requests the Executive Manager, Strategic Planning and Development, to meet with senior officers from Blackpool, Wyre and Blackburn with Darwen Councils

to identify any shared concerns and inform the Portfolio Holder for Development and Regeneration accordingly; and

3. That when the planning application is submitted to Preston City Council that 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.

Cabinet Portfolio

The item falls within the following Cabinet portfolio:

Development and Regeneration (Councillor Roger Small)

Report

1. Background

- 1.1 In January 2008 Preston City Council adopted a supplementary planning document (SPD) for the Tithebarn Regeneration Area. The purpose of the SPD is to provide further planning guidance on the way in which local plan policies are likely to be applied to proposals for development within the TRA. The Local Plan policies support, in principle, retail development in the Principal Retail Core Area, City Centre Shopping area and the City Centre. The Preston City Council's overarching planning objective is to secure the appropriate redevelopment of the TRA attracting a mix of high quality development that will secure its position within the Lancashire sub-region for higher order retail, leisure, cultural and office-based activity.
- 1.2 Centred upon a major retail development, it is proposed that the Tithebarn redevelopment is likely to include the following :
 - 1.5 million sq ft retail, leisure and residential development
 - 230,000 sq ft John Lewis
 - 150,000 sq ft second department store
 - Over 100 retail units
 - Multi screen cinema
 - Over 20 restaurants and cafés
 - Over 400 residential apartments
 - Over 2,700 parking spaces
 - New and refurbished market area
 - New and relocated bus station

Attached as Appendix 1 to this report is an information leaflet outlining the above. This information was recently presented by the Preston Tithebarn Partnership (Grosvenor and Land Lease) in a public exhibition.

- 1.3 Prior to the adoption of the SPD your officers made comment to the City Council on a draft consultation document. Amongst other things our principal observation was stated as follows,

“Any improvements in the TRA should not be seen in isolation. They should be seen as part of an integrated whole. Any improved retail offer in Preston should be such that the vitality and viability of other town centres, district or local centres within or adjoining Lancashire is protected. In considering the detailed retail impact issues at the planning application stage the Retail Assessment, should have particular regard to impact upon Lytham, St Annes and Kirkham / Wesham.”

Clarification to this effect has now been included in the adopted SPD.

- 1.4 The Preston Tithebarn Partnership has appointed GVA Grimley as their retail consultant. The GVA Grimley Retail Capacity Study (January 2008) identifies there to be capacity for additional comparison goods floorspace in the region of 50,000 sq. metres net (1.77 million sq ft) in the City Centre. The City Council considers that, in principle, the TRA is an appropriate site to accommodate this scale of floorspace.
- 1.5 It is proposed that a detailed planning application will be submitted to Preston City Council in September 2008. Works are planned to commence in summer 2010, for completion in 2014. A detailed retail impact assessment will be required at the application stage.

2. Current Consideration

- 2.1 Blackpool and Blackburn with Darwen Councils have jointly appointed Abbott Associates, specialists in retail matters, to advise on retail impact issues as they have advised both Blackpool and Blackburn with Darwen thus far on the various assessments produced in support of the Tithebarn Scheme. Your officers have 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 is submitted to Preston City Council.
- 2.2 It has been agreed that the cost of retaining Abbott Associates would be borne by Blackpool and Blackburn with Darwen Councils. Therefore without contributing financially towards the cost of retaining Abbott Associates, your officers' input has been invited in presenting a collective Fylde Coast / Blackburn with Darwen authority response to the scheme. It is recommended that this invitation be welcomed and that the Executive Manager, Strategic Planning and Development, liaises with the steering group members to identify the shared concerns with the Tithebarn RA.
- 2.3 As referred to previously, the primary concern to this Council will be the impact of the Tithebarn scheme upon the town centres of Lytham, St Annes and Kirkham / Wesham. In light of this it is anticipated that Fylde Borough Council may want to respond to the planning application accordingly. Given the likely time constraints involved in responding to the planning application, it is recommended that the details of the scheme are referred to the Portfolio Holder for Development and Regeneration for comment. So as to further amplify this Council's concerns it is recommended that there would be merit in presenting a collective Fylde Coast /

Blackburn with Darwen authority response if all parties were to voice similar concerns.

- 2.4 It is accepted at the time of writing this report that the submitted planning application may differ from what is described in the background information set out above. Notwithstanding this, the Committee is asked to consider whether it wishes to formulate an initial view on the proposed scheme based upon the above pre-application information. It is recommended that the Portfolio Holder for Development and Regeneration is informed of any view formulated so as to inform his response at the appropriate time. In the event that the submitted planning application is materially different to that described in this report, then it is proposed that it be reported back to this Committee.

| IMPLICATIONS | |
|-------------------------------------|--|
| Finance | None arising directly from the report. |
| Legal | None arising directly from the report. |
| Community Safety | None arising directly from the report. |
| Human Rights and Equalities | None arising directly from the report. |
| Sustainability | The impact of accommodating this level of retail floorspace on the existing retail areas will need to be carefully considered. In particular, consideration should be given to the impact on the viability and vitality of the rest of the City Centre, other district centres and neighbouring centres. |
| Health & Safety and Risk Management | If significant amounts of officer time are taken up in responding to this very significant planning application, it is likely to affect current work programmes. |

| Report Author | Tel | Date | Doc ID |
|---------------|----------------|-----------|--------|
| Mark Sims | (01253) 658656 | July 2008 | |

| List of Background Papers | | |
|----------------------------------|------|--------------------------------|
| Name of document | Date | Where available for inspection |
| | | |

Attached documents

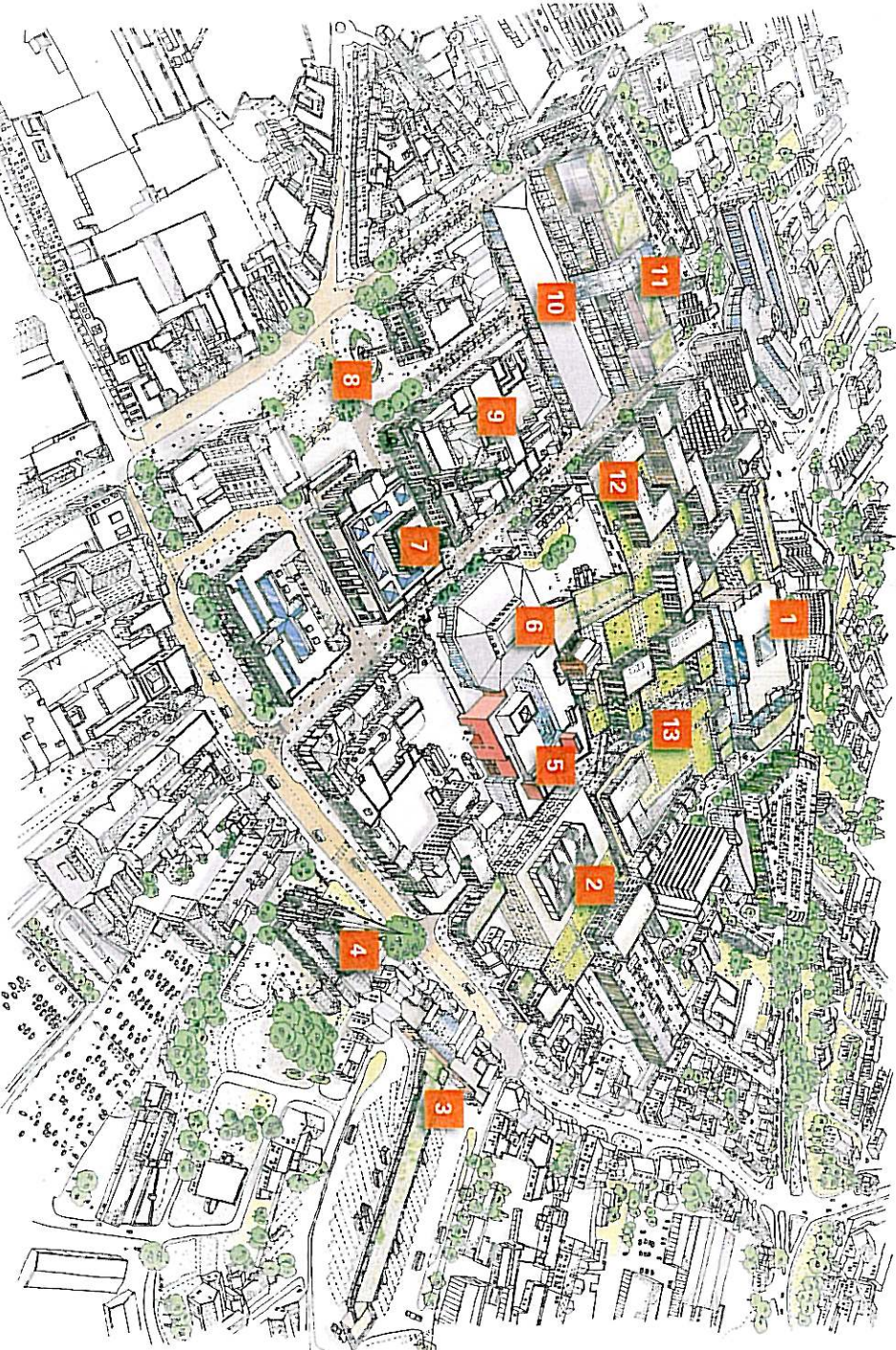
APPENDIX 1 : LEAFLET – PRESTON TITHEBARN

TITHEBARN THE PROPOSAL

TITHEBARN WILL PROVIDE PRESTON WITH AN EXCITING MIX OF NEW RETAIL AND LEISURE FACILITIES, AS WELL AS NEW HOMES AND JOBS.

- 1.5 million sq ft retail, leisure and residential development
- 230,000 sq ft John Lewis department store
- 150,000 sq ft second department store
- Over 100 retail units
- Multi-screen cinema
- Over 20 restaurants and cafés
- Over 400 residential apartments
- Over 2,700 parking spaces
- Refurbished historic markets
- New and relocated bus station
- Works planned to commence in summer 2010, for completion in 2014

- 1 John Lewis Partnership
- 2 Second department store
- 3 New Bus Station
- 4 St John's Church
- 5 Redeveloped Guild Arcade
- 6 Guild Hall
- 7 Harris Museum
- 8 Flag Market
- 9 Town Hall
- 10 Refurbished 1875 and former fish market
- 11 Cinema, cafés and restaurants
- 12 Old Vicarage
- 13 Tithebarn Street



Illustrated by: 30007, www.30007.com

REPORT

| REPORT OF | MEETING | DATE | ITEM NO |
|----------------------------------|------------------------------------|----------------------------|---------|
| STRATEGIC PLANNING & DEVELOPMENT | PLANNING POLICY SCRUTINY COMMITTEE | 31 ST JULY 2008 | 5 |

SEAFRONT MASTERPLAN

Public item

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

Summary

The report presents a draft Seafront Masterplan for consideration by Scrutiny Members.

Recommendation

That Members consider the draft Masterplan and make recommendations to Cabinet.

Cabinet Portfolio

The item falls within the following Cabinet portfolios:

Development and Regeneration: Councillor Roger Small

Finance and Efficiency: Councillor Paul Rigby

Culture and Tourism: Councillor Simon Renwick

Report

1. Background

- 1.1. The Council has the freehold interest in The Island site on the seafront at St Annes, formally the open air baths. In 1992 the Council leased a significant part of the site to Carr Royd Leisure to establish and operate Pleasure Island. In 1997 a lease of the sites of Pleasure Island and Salters Wharf was granted to Whitbread PLC subject to but with the benefit of the Pleasure Island lease.
- 1.2. During 2006 Carr Royd Leisure approached the Council with proposals to re-develop the Island site and discussions and meetings took place with officers and relevant Portfolio Holders to consider their initial proposals. Given the strategic importance of the site to the future of the town, officers/members felt that a masterplan should be prepared which would look at relevant planning policy along with soft market testing to identify which forms of development could be most appropriately accommodated on the site.
- 1.3. Given the importance of the wider public realm and tourist related facilities it was decided to increase the scope the Masterplan to the area from North Promenade

car park to Beach Terrace car park although the focus of the Masterplan is The Island.

- 1.4. RPS Planning & Development Ltd was selected and appointed to undertake this Masterplan funded by a grant from the LSP and also using monies from the council's Planning Delivery Grant.
- 1.5. The initial brief given to the consultants excluded alternatives uses of St Annes swimming baths. However, since the decision made by the Council in March to close the pool, the consultants have been asked to factor this site within one of the options which are presented for consideration by Members.

2. Structure of the Masterplan

The plan itself is in five parts:

- 2.1. Section A - Analysis, which describes each main area, includes an urban design analysis and outlines the opportunities for the future.
- 2.2. Section B – Masterplan, which presents two options; major redevelopment and limited redevelopment.
- 2.3. Section C - Design Brief, this section includes several sketch concepts based on earlier analysis of the opportunities, relevant planning policy, urban design principles and an economic assessment of the potential uses at The Island site.
- 2.4. Section D - Summary and recommendations, which are discussed below.
- 2.5. Section E – Appendices, includes a summary of relevant planning policies and a summary of the soft market testing undertaken.

3. Recommendations

- 3.1. The report makes the following five main recommendations:
 1. Preparation of planning policies as part of the Local Development Framework to encourage and manage redevelopment of The Island site.
 2. Prepare and publish a planning brief for The Island/Promenade including public consultation and necessary appraisals.
 3. Undertake an independent financial appraisal of the proposals in the Masterplan
 4. Form a development partnership of leaseholders and package the site to seek formal expressions of interest from property/business developers and seek imaginative proposals that fit the draft Masterplan and planning brief.
 5. Design public realm improvements for the remainder of promenade area including restoration of the listed gardens.
- 3.2. Your officers have considered these recommendations and would respond as follow:
 1. Preparation of planning policies. This would be possible in principle but the Core Strategy is currently programmed for completion in 2010. This date may itself be optimistic due to slippage in the work which is itself partly due to under funding of the programme.
 2. Prepare and publish a planning brief. This is considered necessary to help guide redevelopment, although there are no available resources internally to undertake this at this time. This work could cost in the region of £30-40K to fund this work.
 3. Undertake a financial appraisal. It is important to have a detailed financial appraisal of the proposals in the plan. This ensures the Council fully understands the development value of any scheme and what resources would be necessary to fund appropriate redevelopment of the site. These skills are not available in-house and should be sought externally at an estimated cost of £10K.
 4. Form a development partnership and seek bids. This stage is a logical progression once earlier stages have commenced and a clearer picture of what will be encouraged is available. This stage packages up the site for redevelopment proposals to be formally submitted. This work is estimated in the region of £20K.

5. Design public realm improvements. The design work could probably be largely undertaken in-house with some advance scheduling of resources in the Council's Regeneration Team. A restoration plan for the gardens has already been produced with the assistance of a grant from the Heritage Lottery Fund. Although funding for the restoration of the Promenade Gardens will require additional funding including grants.

4. Next stages

- 4.1. The Consultants are attending the meeting to present the draft Masterplan for Members to consider.
- 4.2. Scrutiny Members are asked to recommend to Cabinet if and how further work should be taken forward based on the five recommendations in the Masterplan.

Attached document – Seafront Masterplan – Final Draft 3 July 2008

| Implications | |
|-------------------------------------|--|
| Finance | There is no existing budgetary provision available to fund the implementation of the recommendations in the Masterplan. The potential costs as set out in section 3.2 have been provided by the report author and are estimates at this stage. Members need to be aware there is significant financial pressure on the Medium Term Financial Strategy and it is highly likely that alternative savings would need to be identified to finance these recommendations. |
| Legal | The policies in the Masterplan would carry most weight if incorporated as part of the Local Development Framework. |
| Community Safety | No direct implications |
| Human Rights and Equalities | No direct implications |
| Sustainability | No direct implications |
| Health & Safety and Risk Management | The seafront is a major asset to the tourist trade in the Fylde. Redevelopment of The Island site presents a major opportunity to safeguard the future of the tourist trade which is a major contributor to the Fylde economy. |

| Report Author | Tel | Date | Doc ID |
|---------------|----------------|----------------------------|--------|
| Paul Walker | (01253) 658431 | 17 th July 2008 | |

| List of Background Papers | | |
|---------------------------|------|--------------------------------|
| Name of document | Date | Where available for inspection |
| | | |

Planning Policy Scrutiny Committee



| | |
|-----------------------|---|
| Date | 5 June 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, Elizabeth Oades |
| Other Councillors | Karen Buckley, Linda Nulty, Paul Rigby, Roger Small |
| Officers | Phillip Woodward, Ian Curtis, Paul Walker, Tony Donnelly, Julie Glaister, Lyndsey Lacey |
| Members of the public | F. Moor, B. Moor, E. Cook, Arnold Sumner |

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 10 April 2008 as a correct record for signature by the chairman.

3. Substitute members

The following substitutions were reported under council procedure rule 22.3:

Councillor Elizabeth Oades for Councillor Lyndsay Greening

Councillor Kevin Eastham for Councillor Keith Beckett

4. Strategic Flood Risk Assessment

Tony Donnelly, Head of Planning (Policy) reported that Wyre Borough Council had recently carried out a Strategic Flood Risk Assessment (SFRA) on behalf of Fylde Borough Council in accordance with Planning Policy Statement 25 (PPS25). The Council had received an advanced draft of the document.

Mr Carl Green who was commissioned to undertake the work attended the meeting and addressed the committee on the contents of the assessment. He explained that the area covered by the assessment included the whole borough but essentially concentrated on the strategic development areas as shown on the map attached to the report.

Mr Green advised that the SFRA would form an essential part of pre-production/evidence gathering stage of the Local Development Framework process. It was not a policy document but provided evidence in respect of sites which might be put forward for development.

In brief, the report provided an overview of the background to the matter and highlighted the application for sequential and exception tests.

The SFRA had identified flood risk zones within the borough and had assessed the potential of various possible development sites. This had created a hierarchy of preferred potential development sites in line with the sequential approach identified in PPS25.

Mr Green indicated that the Environment Agency had been consulted on the document and a number of amendments requested by the Agency had been incorporated in the document.

After a full discussion the Committee RESOLVED:

1. To thank Mr Green for his attendance at the meeting.
2. To note the findings of the Draft Strategic Flood Risk Assessment as part of the evidence base for the Local Development Framework.
3. To make the document publicly available as soon as an Executive Summary has been prepared and the final amendments presented to the Chairmen and Vice-Chairman of Committee.
4. To consider the findings of the PITT report at the next meeting of committee.

5. Alterations Review to the Fylde Borough Local Plan Saved Policies

Tony Donnelly Head of Planning (Policy) provided the committee with an update on the Alterations Review to the Fylde Borough Local Plan saved policies.

Mr Donnelly explained that the Planning and Compulsory Purchase Act 2004, provided for the saving of policies in adopted local plans for a period of 3 years from the commencement date of the Act, which was 28th September 2004, or for a period of 3 years from their adoption.

The committee was advised that in March this year the Secretary of State issued a Direction in respect of policies in the Joint Lancashire Structure Plan (JLSP) 2001 - 2016. All policies in the JLSP were directed to be saved. Those policies introduced by the Alterations Review to the Fylde Borough Local Plan were in general conformity with the JLSP.

The nine policies (housing related) introduced in the Alterations Review to the Fylde Borough Local Plan were adopted on 10th October 2005, and they remain saved until 9th October 2008.

The matrix (included in the report) related to the nine policies which were the subject of consideration. The matrix proposed that all nine saved policies should be extended beyond the 3 year saved period for the reasons stated and that an application should be made to GONW to do so.

It was RESOLVED to note the list of saved policies attached to the report and recommend to Council that an application to save the policies should be formally submitted to Government Office for the North West.

6. Interim Housing Policy

Tony Donnelly Head of Planning (Policy) presented a comprehensive report on the responses received as a result of consultation exercise undertaken on the Interim Housing Policy. A copy of report was circulated to all members for consideration.

Mr Donnelly reminded the committee of the reasoning behind the Interim Housing Policy outside the concept of the Local Development Framework. He stated that the purpose of the document was to facilitate development within existing settlement boundaries.

In brief, the report made reference to the consultation responses, the substance of the responses, the main issues and changes proposed to be included in the urban and rural policies together with information appertaining to the main features of the preamble.

Members expressed their concerns about the possibility of building on Greenfield sites within the borough. In particular there was an express wish not to see settlements joined together. Mr Donnelly addressed this point.

Members commented that in planning legislation/ the Local Plan there were no clear definitions of Greenfield/ countryside/ greenbelts. This was confusing to the public and consideration should be given to include in the policy a statement clarifying such matters.

A debate also took place about the issue of affordable homes and low cost market housing.

Members commented on the relevance of the exiting housing waiting list in so far as it related to the real problem or desirability of people needing social/affordable market housing in the Fylde area.

1. Following discussion it was RESOLVED to recommend to Council that the amended draft Interim Housing Policy as detailed in the report be adopted for planning policy and development control purposes subject to the following modifications:

- To remove Freckleton from the rural policy and include in the urban policy;
 - To include a statement in the preamble of the Policy to make it clear that developers would not be allowed to avoid the provision of affordable housing on development sites by submitting a series of applications of 15 dwellings or less on large sites.
 - To include to words “ and the council will negotiate” in the relevant parts of Criterion 6 and 7 of the urban and rural options;
 - To include a note of explanation at the end of the policy to clarify Green belts, Countryside, Greenfield, Brownfield etc;
 - To include the word “normally” (Criterion 8 rural policy 1st line refers) after the words “ All affordable dwellings should”
 - To include the words “including recreational play areas” after the words “public open space” (other Community Infrastructure refers)
2. To ask the Chairmen and Vice-Chairmen of the Planning Policy/ Development Control committees, together with the Portfolio Holder and appropriate officers, to explore the feasibility of introducing restrictive covenants for low cost market housing to restrict the resale value of the homes and report back on their findings to the next meeting of the committee.

7. Planning Obligations

Paul Walker, Executive Manager for Strategic Planning and Development presented a report on issues surrounding the operation of planning obligations.

Mr Walker made reference to a previous report on the matter. In addition, he provided the committee with information on the use of planning obligations within the legal framework and the requisite five tests which developers are required to meet. He outlined the current situation/ issues, the implications of the Interim housing policy, the affects of the proposed community infrastructure levy.

Mr Walker stated that there were several issues that had arisen with the increase in planning obligations:

- The methodology for agreeing contributions from housing developers where this was not defined in percentage payments
- Determining how and where contributions were actually spent
- Whether planning obligations should be extended to mitigate the impact of non-housing applications,

Mr Walker stated that no work was currently planned in the DC or planning policy work plans to address any of these issues.

The Committee was presented with the following options, which could be pursued:

1. Do nothing until the details of the Community Infrastructure Levy are known
2. Prepare work in anticipation of the CIL
3. Prepare a Development Plan Document (DPD) and Supplementary Planning Document (SPD)
4. Prepare an informal document identifying priority schemes/projects for investment

Reference was also made to the feasibility of undertaking joint work across the three Fylde coast authorities to produce formal planning policy on planning obligations.

Following detailed consideration of this matter the committee RECOMMENDED to Cabinet:

1. To accept the concept of pre application discussions between applicants/ members and officers being implemented at the earliest opportunity.
2. To agree to the undertaking of joint work across the three Fylde Coast authorities on producing a formal policy on planning obligations.
3. To accept the interim arrangements of dealing with each application on its merits.

8. The Island - Seafront Masterplan

The item was withdrawn.

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