

## Planning Policy Scrutiny Committee



Date	29 August 2007
Venue	The Town Hall, Lytham St Annes
Committee members	Councillor John Bennett (Chairman) Councillor William Thompson (Vice-Chairman)  Ben Aitken, Keith Beckett, George Caldwell, Maxine Chew, Michael Cornah, Trevor Fiddler, Lyndsay Greening
Other Councillors	Kevin Eastham, Howard Henshaw, Linda Nulty, Elizabeth Oades, Janine Owen, Barbara Pagett, Paul Rigby, Roger Small, Fabian Wilson
Officers	Ian Curtis, Tony Donnelly, Mark Evans, Julie Glaister, Clare Platt, Mark Sims, Paul Walker, Carolyn Whewell, Phil Woodward

The Chairman advised the committee that members of the Development Control Committee had been invited to attend this meeting of the Planning Policy Scrutiny Committee and were permitted to join the debate to formulate recommendations to the Portfolio holder.

### 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. Substitute members

No substitute members were reported.

### 3. Developing Planning Applications for Housing - First Interim Housing Policy

Tony Donnelly, Head of Planning (Policy) introduced a report detailing how Fylde Borough Council should determine planning applications for housing from September 2007. The report contained a suggested short policy to be adopted and used as a basis for development control until it was superseded by the main Interim Housing Policy. The committee were advised that the main Interim Housing Policy was currently undergoing consultation and the results of this consultation were to be presented to the committee at its meeting on the 23<sup>rd</sup> October.

The purpose of the First Interim Policy was to allow the Council to grant relatively minor and sustainable housing applications over the short period of time until the (main) Interim Housing Policy was implemented. It would provide a transparent basis for applicants, officers and members. Mr Donnelly advised that the policy did not replace Policy HL1 of the adopted Fylde Borough Local Plan (As Altered) (Oct 2005) but would be read alongside it and the other policies within the Local Plan.

It was proposed that the policy should restrict new housing development to previously developed sites within the settlements of Lytham St Annes, Blackpool fringes, Freckleton/Warton and Kirkham/Wesham. It included an upper limit of 9 dwellings as applications for 10 dwellings or above were classed as major applications. Also, below a threshold of 10 dwellings, there was likely to be no on-site requirement for affordable housing in the main towns (within the main Interim Housing Policy). However, because of the identified very high need for affordable housing in the borough, it was proposed that a financial contribution of £2,250 per dwelling should be made by the applicant towards the facilitation of affordable housing in the borough.

Members welcomed the requirement for contributions towards affordable housing; however, they questioned whether a fixed sum or a percentage of the selling price would be more appropriate to ensure that the contribution was index linked to the market value of each dwelling.

Following a debate on this issue the committee agreed that a percentage of 5% of the market value per dwelling was the most appropriate sum at this time. It also agreed that the contribution in lieu of on-site provision of open space should be 2.5% of the value of each dwelling (under criterion vii).

The Committee also agreed that the term 'First Interim Housing Policy' should be replaced with 'Small Sites Exemption' to avoid confusion with the forthcoming Interim Housing Policy. It also agreed that criterion iii should read: 'The site is previously developed land.'

Members sought clarification on how contributions would be collected. Mr Donnelly recommended that 80% of the estimated value should be paid at the same time as the planning application was made. The remainder of the contribution would be collected or refunded once the dwellings had been sold based on the final selling price.

Clarification was sought on how the funds raised would be distributed across affordable housing schemes and were advised that each case would be judged on individual merit.

Mr Donnelly and Julie Glaister, (Principal Planning Officer) presented the second part of the report detailing the issues raised in the questionnaire which was currently out to consultation until September 2007. The results from this consultation were to be used to shape the main Interim Housing Policy.

Ms Glaister presented the committee with a set of sustainable objectives outlining the social economic and environmental issues that were used to construct the questionnaire. The overall objective was to promote Fylde as a place for everyone to live.

The committee were advised, following questions that the questionnaire was pitched at all individuals and groups to enable all interested parties to respond.

Members questioned whether the sustainability objectives set out proposals for any new housing developments to recycle grey waters. The committee were advised that the planning team would look into this possibility.

Following the debate the Committee RESOLVED -

1. To refer the draft First Interim Housing Policy as amended below to the Portfolio holder for adoption for the purposes of development control.

"Planning permission for residential development will be granted subject to all the following criteria:

- i. The application site is within the settlement boundaries of Lytham St Annes, the urban parts of Blackpool at Squires Gate Lane and Normoss, Kirkham/Wesham or Freckleton/Warton;
  - ii. The application is made in respect of not more than 9 dwellings and the site does not form part of a larger developable area capable of accommodating more than 9 dwellings; or  
  
The application site is within a defined town centre and would provide direct regeneration benefits to that centre;
  - iii. The site is previously developed land;
  - iv. The density is in accordance with the requirements set out in PPS 3: Housing;
  - v. The application site is not allocated or protected for other purposes by the policies of the Fylde Borough Local Plan (as amended) (Oct 2005);
  - vi. A financial contribution of 5% of the open market value of each dwelling is made towards the facilitation of affordable housing within the borough;
  - vii. Where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate provision) of open space is made on the site or the requirement for open space on the site would be less than 0.2 ha, a financial contribution **of 2.5% of the open market value of each dwelling** is made in lieu of on-site provision.
  - viii. The application is acceptable in terms of all other material considerations".
2. After adoption to advertise the document on the Council's website and in the local press.

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