

## Planning Policy Scrutiny Committee



Date	28 June 2007
Venue	Town Hall, St Annes
Committee members	Councillor John Bennett (Chairman) Councillor William Thompson (Vice-Chairman)  Ben Aitken, Keith Beckett, George Caldwell, Michael Cornah, Maxine Chew, Trevor Fiddler, Lyndsay Greening
Other Councillors	Kevin Eastham, Barbara Pagett, Roger Small
Officers	Paul Walker, Mark Evans, Tim Scarles, Mark Sims Lyndsey Lacey

The Chairman, Councillor John Bennett, welcomed new and returning members to the first Planning Policy Scrutiny meeting since the election. In doing so, he suggested that in future he proposed to hold a pre meeting prior to each committee at 6.30p.m at which all members of the committee would be invited to attend. He added that this would provide members with an opportunity to seek clarification on any matters proposed to be presented.

The Chairman also thanked Councillor Kevin Eastham (former Chairman of the Committee) for his expertise, help and valuable support to the previous committee.

At the request of the Chairman, a copy of the Glossary on Planning Policy was circulated at the meeting.

### 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 11 April 2007 as a correct record for signature by the chairman.

### 3. Substitute members

There were no substitutions reported.

### 4. Highway Tree Planting

Tim Scarles (Arbicultural Officer) introduced a report on the scope of highway tree planting around the borough and sought the committee's views on the priorities for planting.

Mr Scarles indicated that the highway tree planting revenue bid of £8500 was approved by Council on 1st March 2007. Historically the budget had been used for the planting of trees within the adopted highway (without licence or liability) and occasionally on land adjacent to the highway. He added that any new tree planting within the adopted highway would now require a licence agreement to be signed between FBC and Lancashire County Council (LCC) effectively passing all responsibility for any new tree planting under licence to FBC. This would include the responsibility for the maintenance of the trees as well as being liable for any claim that might arise as a result of direct damage caused by a tree or personnel injury claim where the tree was identified as the cause.

After discussion it was RESOLVED to seek approval of Cabinet for the following:

1. To not restrict the tree planting programme to the adopted highway but suggest that it also be utilised in any location where significant public amenity could be demonstrated.

2. In relation to planting within the adopted highway priority be given to the following locations:

- (i) Conservation Areas where trees form part of the character of the area.
- (ii) Maintaining existing tree lined roads and avenues (inappropriately sited trees e.g. close to drives, sight lines and where Utility Services prohibit planting will not be replaced and LCC will reinstate the footpath).
- (iii) Grass verges and soft landscaped areas.
- (iv) Regeneration projects, including town centres.

(In the light of the small size of the budget the intention was to concentrate on improving existing patterns of street tree planting and not to effect planting in new (unplanted) streets. All sites would be monitored and locations with a poor tree establishment record might be removed from the priority list. This would include trees that show severe decline or were repeatedly vandalised)

3. To authorise officers to liaise with land owners and agents with regard to seeking agreement on the supply and planting of trees by Fylde Borough Council (FBC) on land where trees would offer significant public amenity.

4. To agree to the budget being used for the planting, aftercare and maintenance of the trees planted under the scheme until such time as a separate maintenance budget is set up.

#### 5. Notes on the Interpretation of Policy HL4

At the request of the committee, Mark Evans (Development Control Manager) provided the committee with a detailed report on the way Planning Inspectors had interpreted Policy HL4 in relevant appeals.

Mr Evans stated that there had been some confusion over the interpretation of the policy particularly with the preamble and the policy itself.

The report included reference to previous deliberations/ decisions of the committee and the Development Control Committee on the matter. It also included information on three appeals that had been determined by the Development Control Committee on Policy HL4 and the associated conclusion drawn from the cases concerned. Mr Evans stated that the way the Planning Inspectors had interpreted Policy HL4 in relevant appeals was interesting. He further stated that the key issue to consider was whether the policy was considered to be out of date or not.

Members of the committee discussed at length the volume issue and whether or not this was a useful trigger.

A copy of the original report was circulated with the agenda.

Following consideration of this matter it was RESOLVED:

1. To note the report.
2. To provide members of the Development Control Committee and the Clerks of the various town/parish councils copies of the report.

#### 6. Extending your home - Draft Supplementary Planning Document

Mark Sims ( Principal Planning Officer) presented an updated report on the work being jointly undertaken between Blackpool, Fylde and Wyre councils on the draft supplementary planning document (extending your home)

The comprehensive report outlined the content of the draft SPD the associated sustainability appraisal report and the habitats regulations assessment. Members were advised that it was intended to undertake formal consultation on these documents. The Committee was advised that the results of the consultation exercise would help inform the drafting of the final SPD at a later stage.

Members made particular reference to Design Note 6 and suggested that greater emphasis should be given in the document to the effect that dormer bungalows have on the appearance and character of the street scene.

Following discussion it was RESOLVED:

1. To note the proposed consultation arrangements for the production of the draft SPD and the Sustainability Appraisal Report.
2. That the Committee recommends to the Portfolio Holder that the Draft SPD and the Sustainability Appraisal Report be approved for public consultation; and
3. To report the outcome of the public consultation exercise to a future meeting of the committee.

#### 7. Regional Spatial Strategy for the North West of England - Panel Report

Mark Sims (Principal Planning Officer) provided members of the committee with an overview on the content of an independent Panel report for the North West Regional Spatial Strategy

A copy of the full report had been placed in the Members' Room.

Members were advised that the current Regional Spatial Strategy was published by the Government Office for the North West in March 2003. This had a time-scale until 2016. Mr Sims further reported that a replacement RSS was being prepared and the North West Regional Assembly had undertaken a consultation exercise in October 2005/ January 2006 on the draft. This had been subject to various committee reports. The replacement RSS would provide the broad development strategy for the Region, for the period 2003 - 2021.

In brief, the report provided background to the development of replacement RSS, an overview of the work of the Independent Panel and its recommendations for the proposed structure of the RSS and details of the implications for the North West / Central Lancashire/ Fylde.

Following detailed consideration of this matter it was RESOLVED:

1. To note the contents of the report
2. To report back to committee when the public consultation on the Secretary of States proposed changes is received.

#### 8. Interim Housing Policy

Mr Sims (Principal Planning Officer) presented to the committee the background to, the potential scope and content of, and the timetable for the preparation of the interim housing policy.

The report also included an appendix detailing the proposed housing land requirement and supply calculations and a further appendix which contained a number of matters and options which had been suggested by officers for considerations in the Interim Housing policy.

Mr Sims indicated that the results of the consultation exercise would help inform the drafting of the policy at a later stage.

Councillor Roger Small (Portfolio Holder) addressed the committee on this matter and suggested that some of the issues contained in the report would be subject to a Deputation to Government on 17 July.

The Committee RESOLVED:

1. To note the housing land requirement and supply calculations contained in the report and the importance of these in terms of the advice in PPS 3: Housing in relation to the determination of planning applications for housing;
2. To note the timetable for policy preparation contained in the main report;
3. To recommend to the Portfolio Holder that the matters and options identified in Appendix 2 of the report be endorsed as a basis for consultation.

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