



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 10 March 2021
<b>Venue:</b>	Remote Meeting Via Zoom
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Tim Armit, Alan Clayton, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.
<b>Other Members Present:</b>	Councillor Karen Buckley
<b>Officers Present:</b>	Ian Curtis, Mark Evans, Kirstine Riding, Lyndsey Lacey-Simone.
<b>Other Representatives:</b>	John Cronin, Melissa Lloyd - Fylde Coast YMCA.

### 1. Declarations of Interest

Members were reminded that any disclosable pecuniary interests should be declared as required by the Localism Act 2011 and any personal or prejudicial interests should be declared as required by the Council's Code of Conduct for Members.

Councillor Linda Nulty declared a personal and prejudicial interest in item 4 listed on the agenda relating to Expression of interest and request for S106 funding to support the refurbishment of 25 Victoria Road, St Annes - Y-Pad Scheme and withdrew from the meeting during the discussion and voting thereon.

### 2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 3 March 2021 as a correct record for signature by the Chairman.

### 3. Substitute Members

The following substitution was reported under Council procedure rule 24:

Councillor Alan Clayton for Councillor Liz Oades.

### Decision Items

The Chairman varied the Order of Business

### 4. Urgent Item - Outside Body Addition - Lancashire Enterprise Partnership - Joint Scrutiny Committee

By reason of special circumstances, which were detailed in the report, the Chairman was of the opinion that this item should be considered as a matter of urgency.

The report sought approval of the Planning Committee to include the Lancashire Enterprise Partnership (LEP) Joint Scrutiny Committee on the list of Outside Bodies for Fylde Council. It also sought to nominate Councillor Chris Dixon as the Council's representative on that body.

Following consideration of this matter it was RESOLVED:

1. To recommend to Full Council that the Lancashire Enterprise Partnership (LEP) Joint Scrutiny Committee be added to the approved list of Outside Bodies for Fylde Council.
2. To recommend to Council that Councillor Chris Dixon be nominated as the Council's representative on the Lancashire Enterprise Partnership - Joint Scrutiny Committee
5. Expressions of Interest and Request for Section 106 Funding for 25 Victoria Road, St Annes - Y-Pad Scheme from Fylde Coast YMCA

The Chairman invited Kirstine Riding (Housing Services Manager) to introduce this item. In doing so, she reminded the Committee of the strategic arrangements for the allocation of S106 funding from developer contributions towards affordable housing delivery within Fylde.

Ms Riding explained that Registered Providers are required to submit an Expression of Interest (EOI) for consideration for S106 funding, prior to submitting a full detailed funding application that could be unsuccessful.

It was reported that Fylde Coast YMCA had submitted an expression of interest for the refurbishment of 25 Victoria Road, St Annes. The scheme proposed the refurbishment of an existing property of 5 self-contained one-bedroom flats, owned by Fylde Coast YMCA into 5, one-bedroom Y-Pad apartments for the benefit of young people aged 18-25 in training or employment. Members were advised that the scheme would be managed along the same lines as Patterson House, a Y-Pad scheme of 12 one bed apartments funded by S106 funds in October 2015. The units are let at affordable rents in line with Local Housing Allowance levels on an Assured Shorthold Tenancy.

The Committee was invited to consider and approve a contribution of £200,000 to support the re-development of 25 Victoria Road and recommend to Finance and Democracy approval for this scheme for S106 funding and inclusion to the Capital Programme. It was reported that the contribution will be made in two tranches over two financial years (2021/22 and 2022/23) with 25% (£50,000) being paid at start on site and confirmation that internal funding and Homes England Grant Funding has been received and the remainder 75% (£150,000) on project completion once the units are allocated. Ms Riding explained that the contribution would be fully funded from a portion of the balance of S106 developer contributions for affordable housing currently held by the Council for this purpose (from Agreement Ref: 12/0717 Moss Farm, Cropper Road, Westby).

John Cronin and Melissa Lloyd representing the Fylde Coast YMCA attended the meeting to deal with any matters arising from the report.

At the conclusion of the presentation, the Chairman invited questions. Clarification was sought about any likely restrictions/requirements for residing at the property. John Cronin of the Fylde Coast YMCA addressed this point.

Following consideration of this matter, it was RESOLVED:

1. To approve the Expression of Interest by Fylde Coast YMCA for the use of Section 106 funds for the refurbishment of 25 Victoria Road, St Anne's for the delivery of 5 Y-Pad one-bedroom apartments for the benefit of young people aged 18-25 in training or employment.
2. To recommend to Finance and Democracy Committee approval of a fully funded addition to the Capital Programme – "25 Victoria Road Fylde Coast Y-Pad Scheme" for £200,000 phased over two financial years (2021/22 - £50,000 and 2022/23 - £150,000) to be met in full from a portion of S106 developer contributions for affordable housing currently held by the Council for this purpose (from Agreement Ref: 12/0717 - Moss Farm, Cropper Road, Westby); and
3. To authorise drawdown of the expenditure (subject to approval by Finance and Democracy to the addition to the Capital Programme) phased over two financial years (2021/22 and 2022/23) for £200,000 (25% in 21/22

4. (£50,000)) being paid at start on site and confirmation that internal funding and Homes England Grant Funding has been received and the remainder (75% in 22/23 (£150,000)) on project completion once the units are allocated to Fylde Coast YMCA, after regard and consideration of the compliance with the financial regulations covered within the body of the report.
5. That a condition of the grant is that an agreement is put in place with the YMCA to:
  - (a) Ensure ongoing provision of the affordable housing units, as set out in the funding request; and
  - (b) That a restriction is placed on the registered title of the site to prevent disposal without the written consent of Fylde Borough Council to protect the council's investment and ensure the provision will provide affordable housing in perpetuity for 80 years.
6. Street Lighting Enhancement Scheme - The Beaches, Lytham

The Chairman invited Mark Evans (Head of Planning & Housing) to introduce the report relating the proposed street lighting enhancement scheme - The Beach, Lytham.

In summary, it was reported that the Regeneration Programme for Lytham, as set out in the Council's Regeneration Framework, included an on-going commitment to the upgrading of the physical environment of the town centre's streets and public spaces that will be delivered through a series of 'public realm projects'.

Members were advised that the scheme, which had also been considered by, and has the support of, the Town Centres Working Group, would see the replacement of the existing 1960's concrete lamp columns along this stretch of 'The Beaches' with a bespoke designed lamp column and lighting bracket, designed to reflect the character of this conservation area location.

Further details about the scheme and the associated funding arrangements were set out in the report. In addition, presentation slides depicting the proposed new lighting column scheme were made available at the meeting.

Members were invited to comment on the proposals. These related to bunting matters and the feasibility of an extension to the scheme. This was addressed by Mr Evans

Following consideration of this matter it was RESOLVED:

1. To approve the detailed scheme 'Street Lighting Enhancements – The Beach, Lytham' as shown in the drawings at Appendix 1 of the report and authorise expenditure of up to £50,000, as part of the overall Lytham Town Centre Regeneration Scheme, which is included within the approved Capital Programme for 2021/22 in the total sum of £800,000;
2. That officers be authorised to procure the proposed lighting brackets using the request for quotation procedure as set out in the council's procurement strategy.
3. To agree and authorise the use of the existing partnership between the Council and Lancashire County Council in the implementation of the scheme.
4. Officers be authorised to make minor amendments and variable extensions to the scheme as a result of the outcome of the tender process and ongoing discussions with Lancashire County Council, on the basis that this does not materially affect the scheme as presented and falls within the overall scope of the scheme as set out within the scheme design.

#### Information Items

The following information items were received by the Committee.

#### 7. Affordable Housing Delivery in Fylde 2015/16 to 2020/21

Further to the informal presentation held prior to the Committee on the matter, the information report provided the Planning Committee with a strategic overview of affordable housing delivery in Fylde together with an overview of the delivery of key schemes since 2015/16.

In summary, the report addressed the following areas: the need for affordable housing in Fylde; planning and the delivery of affordable housing; affordable tenures; on-site provision; Section 106 contributions in lieu of affordable housing on site; programme of delivery using section 106 contributions; assessing current and future

delivery needs for affordable housing; national government priorities for affordable housing and committee decisions.

8. Reports of the Various Outside Bodies

The reports from members appointed to the various Outside Bodies (within the remit of the committee) were included (where appropriate) as appendices to the covering report.

9. COVID 19 Recovery

A verbal update was provided to members on the COVID 19 Recovery measures/ Roadmap in so far as it relates to the Terms of Reference of the Planning Committee.

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