



MINUTES

Planning Committee

Date:	Wednesday, 13 June 2018
Venue:	Town Hall, St Annes
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Jan Barker, Michael Cornah, Neil Harvey, Linda Nulty, Sandra Pitman, Ray Thomas
Other Members in attendance:	None
Officers Present:	Paul Drinnan, Andrew Stell, Lyndsey Lacey- Simone
Members of the Public:	None

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. There were no declarations of interest.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Planning Committee held on 23 May 2018 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitute members.

Decision Items

The Chairman varied the order on the agenda and dealt with the following item first.

4. Design Guidance: Canopies and Glazed Extensions

Further to the request of a previous meeting of the Planning Committee, members were presented with a draft design guidance document relating to canopies and glazed extensions on commercial forecourts to assist in the consideration and determination of future planning applications.

The Chairman invited Andrew Stell (Development Manager) and Paul Drinnan (Head of Regeneration) to present the details of the report. In brief, the report made reference to some of the planning challenges relating to poorly designed forward structures and the benefits of implementing appropriately designed extensions such as 'verandahs' on commercial forecourts.

A copy of the draft document: Canopies and Glazed Extensions was included as an appendix to the report for members' consideration and for the purposes of public consultation.

Members enquired about some of the terminology contained within the document and suggested that where appropriate, definitions be included. An undertaking to do this was given by Mr Drinnan.

Following consideration of this matter, it was RESOLVED that subject to the various bullet points listed on page 42 of the report being amended along the lines outlined at the meeting:

1. To approve the Document, Design Guidance: Canopies and Glazed extensions on commercial forecourts for the purpose of public consultation as attached at Appendix 1 of the report.
2. That in the interim and pending formal adoption of the Guidance, the principles contained within the document be applied in the consideration and determination of such forms of development.

5. Coastal Footpath Enhancements

The Chairman invited Paul Drinnan (Head of Regeneration) to address the committee on the proposed coastal footpath enhancement scheme to link the existing Lytham Green footpath to the new open space frontage of the Lytham Quays site as part of the agreed development at the DANBRO site.

In his report, Mr Drinnan stated a contribution of £20,000 (as part of the Section 106 agreement) in relation to planning application 13/001 had been secured for the scheme. He added that the contribution would seek to provide appropriate signage to enhance the public awareness of the routes from the existing coastal path at the end of Lytham Green to the Quays open space (New Green) and provide further additional enhancements.

Further details with regard to the proposal (including the proposed programme of works, procurement and tendering arrangements) were set out in the report.

Included as appendices to the report were: a signage location plan/high tide route; the coastal path enhancement agreed scheme; the developer proposals for the scheme; details of the proposed signage style, details of the proposed bench style and the associated risk assessment.

The Chairman invited questions for members of the committee on this matter. In summary, these related to ownership and maintenance of the 'new' Green; proposed design of signs/notices; opportunity to provide 'panoramic view' signs; the need to provide an interpretation board regarding the history of the site; availability of bins on the site and timescales for the implementation of the scheme. These were addressed in turn by Mr Drinnan who also gave an undertaking to look at the design of the signs as outlined at the meeting.

Following consideration of this matter, it was RESOLVED:

1. To recommend to the Finance & Democracy Committee an addition to the 2018/19 capital programme in the sum of £20,000 for a coastal footpath enhancement scheme, to be fully funded from the Section 106 contributions as detailed in this report.
2. That subject to the necessary approvals as outlined in 1 above, to authorise the proposed expenditure in respect of the scheme to undertake improvements to the extension of Lytham Green, to the value of £20,000, as detailed in this report.
3. To approve the tendering and letting of the contract for provision of signage and improved access in the sum of £20,000 to the lowest tenderer.

6. Woodlands Road, Ansdell: Phase 4

Paul Drinnan (Head of Regeneration) introduced the report regarding the next phase of environmental improvements at Woodlands Road, Ansdell. In doing so, Mr Drinnan reminded members that Woodlands Road is one of the Borough's District Centres and acts as a 'high street' which had been the subject of a number of phases of environmental improvements to enhance the extensive public realm by way of re-paving, new lighting, the reinstatement of architectural features, street furniture and tree planting.

Members were advised that within the approved Capital Programme for 2018/19, a sum of £110,000 had been allocated for a further phase of regenerations works in Ansdell / Fairhaven. He added that the priority of the next phase had been identified as the section between Windsor Road and Clifton Drive. Members were advised that the works were programmed to commence during the Summer period.

An overview of the scheme details and the associated costings together with the procurement arrangements were set out in the report.

Included as appendices to the report was a plan of the phases of public realm enhancements and a description of the proposed works.

Following consideration of this matter, it was RESOLVED:

1. To approve the scheme for public realm refurbishment as shown in the plan attached to the report by way of the drawing down the approved funding allocation up to the maximum sum of £110,000, as included within the approved Capital Programme 2018/19 for regeneration works in Ansdell / Fairhaven. The scheme be delivered by way of priorities as identified within the Plan attached to the report.
2. To authorise the use of the existing partnership between the Council and Lancashire County Council in the procurement and implementation of the scheme.
3. To authorise Officers to make minor amendments to the Woodlands Road scheme as a result of further consultation and on the basis of design constraints or opportunities that may be encountered on site, during the process of implementation which do not materially affect the scheme as presented.

7. Heritage Review – St Annes North Zone

Further to previous reports considered by the Committee on this matter, Paul Drinnan (Head of Regeneration) was invited to present the updated report.

In summary, the report made reference to the Council's Built Heritage Strategy (formally approved in November 2015) and the various projects undertaken during the life of the Strategy. It also highlighted that one of the key projects related to the compilation of a local list of buildings which had been the subject of previous reports to the committee. The report (as presented) sought approval for the review of the St Annes North Zone, which suggested the designation of a number of Groups of High Townscape Value areas and the potential for the designation of a conservation area.

Mr Drinnan explained that Groups of High Townscape Value are recognised as a consequence of their quality in respect of their 'group value' i.e. buildings in combination, as opposed to single locally listed buildings.

Included as appendices to the report was a map of the sites concerned together with a Schedule of Groups indicating their significance. An update to Appendix 2 of the report was made available at the meeting.

Following consideration of this matter, it was RESOLVED:

1. That the Groups of High Townscape Value as set out in appendix 1 and 2 of the report (contained within the St Annes North Heritage Zone) be approved and adopted.
2. That officers be authorised to undertake further research to inform whether the principle of conservation area extension is justified within the area as delineated on the plan attached at Appendix 1 of the report
3. That an updated report on the matter be presented to Committee in due course.

(Councillor Michael Cornah left the meeting prior to the voting on the above item and during the consideration and voting on the following matters)

8. Local List of Heritage Assets- Appeal Against Addition of a Property to the List

The Chairman invited Paul Drinnan (Head of Regeneration) to introduce the report. In doing so, he advised that an appeal had been received against adding St Thomas School, St Thomas Road, St Annes to the Local List. Details with regard to this matter were set out in the report and further outlined at the meeting.

Members sought clarification on the principle of applying Article 4 Direction at various Local Listed sites. This was addressed by Mr Drinnan and an undertaking was given by him to present a report to committee on this matter in due course.

Following consideration of this matter, it was RESOLVED: That St Thomas School be added to the Local List of Heritage Assets.

9. Year- End Performance 2017/18

The information report provided the committee with details of the key performance outcomes for the financial year- end 2017/18. Performance was reported against the annual targets and commentary was provided in relation to performance exception.

The Chairman on behalf of the Committee wished to place on record their thanks and appreciation to the planning team for the hard work undertaken in meeting the performance as outlined in the report.

10. Capital Programme Monitoring Report 2017/18 - Outturn Position 31 March 2018

The information report provided the committee with details of expenditure on schemes within the Council's approved capital programme for the financial year 2017/18.

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