



MINUTES

Planning Committee

Date:	Thursday, 23 September 2021
Venue:	Town Hall, St Annes
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Alan Clayton, Chris Dixon, Linda Nulty, David O'Rourke, Stan Trudgill.
Officers Present:	Mark Evans, Julie Glaister, Eddie Graves, Lyndsey Lacey-Simone.
Members of the Public:	One member of the public attended the meeting

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 1 September 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

4. Affordable Housing SPD - Adoption

Further to the report to Committee in February 2019, Eddie Graves, Principal Planning Policy Officer was invited to present the updated report. In doing so, he sought the Committee's approval to adopt the Affordable Housing SPD. Details regarding this matter were set out in the report.

Members were advised that once adopted, the Affordable Housing SPD will assist applicants in identifying and providing to the Council the information it requires to progress an application, at an earlier stage than previously, thereby leading to more rapid and certain decision-making. In addition, the adoption of the SPD will provide significant weight as a material consideration in decision-making and in the Council's dealings with applicants during the consideration of proposals.

A copy of the SPD document was included as an appendix to the report. In addition, a summary of the responses received on the Draft Affordable Housing SPD together with a Summary of Additional Representations Received on the AHSPD (draft final version) additional consultation and the SEA Screening Consultation were also included as appendices to the report.

During the course of the presentation, Mr Graves highlighted some minor typographical errors within the document that required updating.

Following on from the above, the Chairman invited questions from the Committee. Clarification was sought on various matters including: the SPD range of objectives; tenure, size, design, and distribution of affordable housing; transitional arrangements; on-site/ off site provision; design mistakes on affordable housing/ design SPD; viability assessments; the affordable housing needs study and the role of the Affordable Housing Statement. In addition, matters associated with the qualifications for affordable housing; lease/ service charges and matters associated with legal agreement/ undertakings were also raised. The questions were addressed in turn by Mark Evans and Eddie Graves as appropriate.

Following consideration of this matter it was RESOLVED:

1. That the results of the Screening Opinion conducted on the Draft Fylde Affordable Housing SPD as set out in Appendix 4 of the report be noted.
2. That the responses to the consultation on the Draft Fylde Affordable Housing SPD as set out in the Summary of Representations (Appendix 2 of the report) and the Summary of Additional Representations (Appendix 3 of the report) be noted.
3. That subject to the minor typographical changes highlighted at the meeting being made to the Fylde Council Affordable Housing Supplementary Planning Document (as set out in Appendix 1 of the report), the document be adopted for development management purposes.

Information Items

The following information items were received by the Committee.

5. Capital Programme Monitoring Report 2021/22- Position as at 31st July 2021

The information report provided the committee with an update on the Council's approved Capital Programme as at 31st July 2021 with specific reference to those schemes under the remit of the committee.

Questions relating to the spend this year against budget and the associated impact were raised. These were addressed by Mr Evans.

6. 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.

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