

Minutes

DEVELOPMENT MANAGEMENT COMMITTEE

Date:	Wednesday, 17 June 2015
Venue:	Town Hall, St Annes
Committee Members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Peter Collins, Tony Ford JP, Neil Harvey, Barbara Nash, Linda Nulty, Sandra Pitman, Albert Pounder, Heather Speak
Other Councillors Present:	Councillors Julie Brickles, Maxine Chew, Alan Clayton
Officers Present:	Allan Oldfield, Paul Walker, Mark Evans, Julie Glaister, Mark Sims, Michael Eastham, Lyndsey Lacey, Stephen Smith
Other Attendees:	2 members of the public were present

Prior to the commencement of the meeting, the Chairman welcomed all members to the first meeting of the Development Management Committee to discuss planning policy matters.

Ms Amy Aspinall of Cassidy and Ashton Architects, addressed the committee on the proposed removal of sites H2 and H3 from Chapters 6 and 7 of the Revised Preferred Option Version of the Fylde Local Plan to 2032 (detailed at minute 4). The matters raised were addressed during the consideration of the item.

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.

2. Substitute members

The following substitutions were reported under Council procedure rule 24(c):

Councillor Heather Speak for Councillor Elizabeth Oades.

Councillor Sandra Pitman for Councillor Michael Cornah.

Decision Items

3. Appointment to Outside Bodies/ Working Groups

Further to the report to Council on 20th May 2015, the committee was invited to make recommendations to appointments of the various outside bodies/working groups relevant to the remit and membership of the Development Management Committee.

It was RESOLVED to recommend the following nominations and /or proposals for consideration by Council at its next meeting.

Outside Bodies

1. Duty to Co-operate – Chairman and Vice-Chairman of the Development Management Committee.
2. Planning Education Liaison Group – Councillors Richard Redcliffe and Linda Nulty.
3. Blackpool, Fylde and Wyre Economic Development Company (EDC) Leader's Group – Leader of the Council (Sue Fazackerley)
4. SINTROPER – Councillor Albert Pounder

Working Groups

1. Built Heritage Task & Finish Group – No on-going need to re-appoint the group.
2. Built Heritage Forum – Councillor Maxine Chew
3. SHLAA Steering Group – Councillors Peter Collins, Linda Nulty and Albert Pounder
4. Bryning with Warton Neighborhood Plan Liaison Group – Chairman and Vice- Chairman of the Development Management Committee and Councillor Cornah

4. Revised Preferred Option Version of the Fylde Local Plan to 2032

Michael Eastham (Principal Planning Officer-Policy) was invited to introduce the comprehensive report on the Revised Preferred Option Version of the Fylde Local Plan to 2032. The report included an overview of the Plan process/ considerations and a summary of the various chapters contained in the new Local Plan for Fylde (including all the various technical assessments required during its preparation). Members were advised that the Plan will run from 1st April 2011 to 31 March 2032, to ensure a 15 year plan from the date of adoption in 2017.

A link to the draft Revised Preferred Option (RPO) version of the Fylde Local Plan to 2032 and the RPO Housing Allocations and Commitments and Employment Land Allocations Maps was included in the report.

Michael Eastham (Principal Planning Officer-Policy) advised that a draft Infrastructure Delivery Plan for Fylde (IDP), incorporating an Infrastructure Delivery Schedule (IDS), is being prepared to accompany the Revised Preferred Option version of the Local Plan. He added that the IDP identifies infrastructure projects which will assist in accommodating all of the growth (housing, employment and mixed use development) proposed in the Local Plan. He went on to say that following the meeting, Infrastructure providers would be consulted on as part of the plan making process, to ensure that all of the requisite infrastructure is in place to deliver the level of growth proposed in the Local Plan.

The Committee was further advised that based on the approved timetable, the Local Plan would not be adopted until March 2017. Mr Evans stressed that it would not be possible to put off the determination of planning applications pending the adoption of the plan. He went on to explain that the emerging plan will be a material consideration in the determination of any planning application, however its weight will be limited at this time but will increase as the plan passes through the various stages of its preparation. He went on to say that to ensure any development that comes forward ahead of the Local Plan is in accordance with its key principles, matters relating to the provision of housing and the master planning of Strategic Locations for

Development would be emphasised via the preparation of advice notes to guide future development.

Various members of the committee commented on the content of the report in particular: long term conservation/ enhancement of the countryside; links to the County Council's Joint Mineral and Waste Local Plan with particular reference to the impact of fracking related activities; waste water and drainage issues; provision of new homes in Fylde including gypsy, Travellers/showpeople's site provision and the projected housing requirements; water resource management/drainage and sewage treatment plant issues. These were addressed in turn by appropriate officers.

Following detailed consideration of this matter the Committee RESOLVED:

1. To issue the draft Revised Preferred Option version of the Fylde Local Plan to 2032 for public consultation in Autumn 2015, following consultations with the infrastructure providers regarding the quantum and distribution of development proposed in the draft plan; and the carrying out of the following technical assessments into the draft plan: Sustainability Appraisal, Habitats Regulations Assessment, Health Impact Assessment, Equalities Impact Assessment, Rural Proofing Assessment and a Viability Assessment.
2. To approve the draft policies in the housing chapter (Chapter 10: Provision of Homes in Fylde) for immediate use as 'Interim Housing Policies' for use by the Development Management Committee and for decisions determined under Delegated Authority by the Head of Planning and that the existing Interim Housing Policy on the website be removed.
3. That the draft Masterplan Policy in Chapter 7 (Strategic Locations for Development) be approved with immediate effect for use by the Development Management Committee and for decisions determined under Delegated Authority by the Head of Planning and Regeneration.
4. That delegated authority is given to the Head of Planning and Regeneration (in consultation with the Chairman and Vice Chairman of the Development Management Committee) to make any amendments to the text of the draft Local Plan, including typographical errors, together with the drafting of maps to accompany the Revised Preferred Option document.
5. That delegated authority is given to the Head of Planning and Regeneration for the preparation of a Policies Map, which will accompany the Revised Preferred Option version of the Fylde Local Plan to 2032. The Policies Map will include all of the sites allocated for development, together with areas of constraint including the Green Belt and nature conservation sites, and infrastructure projects.
6. To revisit/clarify Policy H5 of the draft document relating to: Gypsies, Travellers and Travelling Showpeople's Sites within the borough.

Information Items

5. Housing Requirement Paper 2015

Members of the Committee were provided with the relevant links and sources of information with regard to the Housing Requirement Paper 2015. The report summarised the findings of the 2013 Strategic Housing Market Assessment, the Analysis of Housing Need in light of the 2012-based Sub- National Population Projections (Addendum1) and the Analysis of Housing Need in light of the Sub- National Household Projections (Addendum 2).

The Housing Requirement Paper concluded that a figure of 370 dwellings per annum would meet Fylde's objectively assessed need for housing. The figure of 370 dwellings per annum

would be subject to public consultation when the Revised Preferred Option is put out for consultation in the Autumn of 2015.

It was RESOLVED to note the content of the Housing Requirement Paper 2015.

6. Year End Performance 2014/15

Mark Evans (Head of Planning and Regeneration) introduced the report. In brief, the report provided details of the key performance outcomes relating to the remit of the committee for the financial year 2014/15. The report included a commentary on performance against the targets set for the year.

The Committee RESOLVED to note the content of the report.

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