



# Minutes

## PLANNING COMMITTEE

<b>Date:</b>	Wednesday, 8 May 2017
<b>Venue:</b>	Town Hall, St Annes
<b>Committee Members:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Christine Akeroyd, Jan Barker, Michael Cornah, Neil Harvey, Angela Jacques, Kiran Mulholland, Linda Nulty, Liz Oades, Ray Thomas
<b>Officers Present:</b>	Paul Walker, Mark Evans, Julie Glaister, Eddie Graves, Sara Jones, Lyndsey Lacey-Simone, Stephen Smith

### 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

It was RESOLVED: That the minutes of the Planning Committee held on 19 April 2017 be confirmed as a correct record for signature by the Chairman.

### 3. Substitute members

The following substitutions were reported under Council procedure rule 25:

Councillor Ray Thomas for Councillor Barbara Nash.

Councillor Angela Jacques for Councillor Albert Pounder.

### Decision Items

### 4. Council's response to the Local Plan Inspector's Stage 1 interim Findings

By way of introduction, the Chairman, Councillor Trevor Fiddler outlined the background and purpose of the meeting. He explained that the meeting had been convened to seek approval for the response of the Council to the Inspector, which involved some amendments to the Local Plan. He added that approval would be necessary in order for the Examination of the Local Plan to continue.

The Chairman then went on to invite Mark Evans (Head of Planning and Regeneration) to present the report in full.

A copy of the Late Observation/ Schedule was circulated at the meeting.

Members were reminded that The Local Plan was submitted to the Secretary of State, for Examination in Public, on 9th December 2016. The Stage 1 hearings were held in March and a second set of hearings are scheduled to commence on the 20<sup>th</sup> June. The Inspector had sent a letter to the Council, setting out initial findings of the Stage 1 sessions and requesting that the Council undertake further work and amendments to the plan. The letter from the Inspector was reproduced at Appendix 1 to the report circulated.

It was reported that in respect of the Duty to Co-Operate, the Inspector found that the Council has met the statutory duty. However, the Inspector found that the existing wording in the plan is inadequate to provide a mechanism for any unmet need from Wyre Council to be addressed. Accordingly, revised wording had been put forward and the revised text was set out in Appendix 2 of the report.

Mr Evans reported that in respect of establishing the Objectively Assessed Housing Need figure for the borough, the Inspector had requested the production of a paper that would clarify how the figure had been arrived at, taking account of up-to-date projections. Members were advised that the Council had commissioned consultants (Amion Consulting) and (Turley) to produce a paper which would fulfil this requirement. Two reports Fylde Addendum 3: Analysis of the OAN in light of the 2014-based SNPP and SNHP (Turley) and an Independent Assessment of the Economic Prospects of Fylde had previously circulated by email to members of the committee and an overview of the reports and their implications for the local plan, which formed Appendix 3, was included in the Late Observation Schedule.

By way of clarification, Mr Evans indicated that in terms of paragraph 8.1 (page 9 of the summary report relating to Appendix 3), the number of dwellings per annum on the last line should be 414 and not 415 as stated.

It was further reported that the Inspector had also requested clarification to the policy DLF1 which sets out the Development Strategy, in order to make it effective (one of the tests of soundness). Appendix 4 (attached to the report) provided the wording to be suggested to the Inspector, in place of the current wording. The Housing Trajectory (Appendix 2 of the Plan) and Policies SL1 to SL5 will be updated to reflect this change.

The Committee was advised that the Inspector is likely to allow the Local Plan to proceed to the second stage of hearings, but had indicated that discussions on the issues of Objectively Assessed Housing Need and Development Strategy will continue as part of those sessions.

Mr Evans stated that in addition to the matters considered as part of the Inspector's letter, on-going monitoring of the application of the plan's policies by Development Management officers had revealed an issue with the wording of Policy H7. This policy had not yet been considered as part of the Examination process. Counsel had recommended that the issue is raised at the current stage with the Inspector. The proposed revision to the wording of Policy H7 was set out in Appendix 5 of the report. The intention of the change is to make the policy more straightforward to apply.

Mr Evans advised that following further consideration of the amended wording for Policy H7 as included in the agenda papers, it had been noted that there may still be some confusion regarding criterion (b) as it relates to both replacement and extended properties. It was therefore recommended that the wording set out in resolution 4 below be put to the Inspector in order to avoid any confusion.

It is also proposed that criterion (a) be amended in order to recognise that the policy also relates to any proposal to replace an existing property with a dwelling that is smaller than that which currently occupies the site.

Members' agreement was sought for the necessary changes set out in the Appendices which, with the Inspector's approval, will alter the Local Plan in order to ensure its soundness, and allow the Examination to continue.

Members commented on various aspects of the report including: Duty to Co-operate and the associated impacts of the A6, A585/A583; five year supply housing figures; local and neighbouring Green Belt challenges; employment land variations; Enterprise Zone jobs and the impacts of the Liverpool v Sedgefield methodology for Five Year Land supply calculation.

Following consideration of these matters it was RESOLVED:

1. That the amendments to the plan attached within Appendices 2, 3, 4 and 5 to the report/updated report be approved for inclusion within the Local Plan.
2. That the Housing Requirement for Fylde Borough to 2032 is 415 dwellings per annum and that the Local Plan be amended accordingly.
3. That delegated authority be given to the Head of Planning and Regeneration in order to further amend Policy DLF1 in line with the suggestions of the Inspector.
4. That the wording of Policy H7 is amended as follows:

**"Policy H7**

**Replacements of, and Extensions to, Existing Homes in the Countryside**

Proposals to replace and/or to extend an existing home in the countryside will be permitted where the following criteria are met:

- a. The replacement or extended home is increased in size by no more than **33%** calculated in relation to the ground floor area of the original home; and
- b. The appearance of a replacement home respects the character of the surrounding rural area and the appearance of an extended home respects the character of the original building and the surrounding rural area. "

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