

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	DEVELOPMENT MANAGEMENT COMMITTEE	29 JULY 2015	6

ST. ANNE'S ON THE SEA NEIGHBOURHOOD DEVELOPMENT PLAN – CONSULTATION ON PRE SUBMISSION DRAFT JUNE 2015

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

St. Anne's on The Sea Town Council have produced a Pre-Submission Neighbourhood Development Plan. The document and associated information is currently undergoing a minimum six week statutory consultation and the closing date is 31st July 2015.

The local planning authority is required to advise and assist communities in their neighbourhood planning work. To meet this obligation at this current stage, it is considered appropriate for the local planning authority to submit a formal consultation response to the Town Council. It is expected that this response will assist the Town Council in producing their Submission version, which would then be submitted to the local planning authority who are responsible for undertaking a further six week consultation. Following a successful independent examination and public referendum, the St. Anne's on The Sea Neighbourhood Development Plan will form part of the statutory Development Plan, alongside the current saved Local Plan policies.

RECOMMENDATION

1. That the response, as set out in Appendix 1 to this report, be endorsed and submitted as the Council's response to the St. Anne's on the Sea Pre Submission Neighbourhood Development Plan.
2. That relevant officers meet with representatives of the Town Council to discuss this Council's response and assist with the development of the Plan into a workable document in recognition that the local planning authority would become the main user of the made (adopted) document.

CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment (Place)	√	To Encourage Cohesive Communities (People)	√
To Promote a Thriving Economy (Prosperity)	√	To Meet Expectations of our Customers (Performance)	√

SUMMARY OF PREVIOUS DECISIONS

Development Management Committee 19th December 2012 – Delegated Powers for Neighbourhood Area Applications

Development Management Committee resolved the following powers to be delegated to the Director of Strategic Development:

Power to designate an area as a neighbourhood area under section 61G(1) of the Town and Country Planning Act 1990 where the relevant body that has applied for the designation is a parish council, the designation is in accordance with that application and the area to be designated consists of the whole of the area of that council.

REPORT

PROGRESS ON THE ST. ANNE'S ON THE SEA NEIGHBOURHOOD PLAN

1. St. Anne's on the Sea Neighbourhood Area Application to cover the whole of the administrative area of that Town Council was received by this Council on 13 April 2013. In accordance with regulation 7 of the Neighbourhood Planning Regulations (2012) the local planning authority undertook a statutory 6 week consultation into the proposed Neighbourhood Area. Following consideration of the consultation comments, the local planning authority approved the Neighbourhood Area on 6 June 2013.
2. The Town Council are currently undertaking a minimum six week consultation and publicity on their Pre-Submission draft. This is a formal consultation stage to accord with regulation 14 of the Neighbourhood Planning Regulations. This stage also requires the Town Council to bring the document to the *attention of people who live, work or carry on business in the neighbourhood area* and to consult with consultation bodies as identified in schedule 1 of the regulations which the Town Council considered may be affected by the proposals. This includes bodies such as the Environment Agency and Lancashire County Council. The Town Council are also required to send a copy of the proposals to the local planning authority, which was received on the 16 June 2015, however the local planning authority are not obliged to comment. The draft Plan is supported by a Design Guide, Companion Prospectus, Delivery Strategy and Proposals maps, in addition to associated draft assessments.

DRAFT RESPONSE

3. Local planning authorities are required to advise and assist communities in their neighbourhood planning work. To meet this obligation at this current stage, it is considered appropriate for the local planning authority to submit a consultation response to the Town Council. It is expected that this response will assist the Town Council in submitting a Plan in a form which will allow the local planning authority to take the document forward to examination and allow the independent examiner to recommend the plan goes forward to referendum.
4. To assist with this process, a draft response has been produced and is attached as appendix 1 to this report. The draft response has been produced following internal consultation with relevant Council departments. The response is generally supportive and focuses on areas of concern which it is anticipated could be addressed through focused workshop events between appropriate Fylde Council officers and representatives of the Town Council.

IMPLICATIONS	
Finance	<p>The Council received a grant of £5,000 for the designation of the St. Anne's on the Sea Neighbourhood Area.</p> <p>A second grant of £5,000 will be received when the local planning authority publicises the neighbourhood plan prior to examination. A final grant of £20,000 will only be received following successful completion of the neighbourhood plan examination.</p> <p>It should be noted that the pre examination and examination stages will require the incurring of costs that might be funded from the neighbourhood planning grants but may not cover the full cost. The final grant of £20,000 is only payable following the successful completion of the examination and the Independent Examiner may not recommend the plan to proceed to referendum. There is potential for legal challenges which would incur additional cost.</p> <p>Neighbourhood planning is currently included in the Council's approved revenue budget, however this may not cover the full cost of this and other emerging neighbourhood plans and a subsequent funded budget increase to the Council's current approved budget may be necessary.</p>
Legal	The local planning authority is required to accord with the regulations at relevant stages of the process. There will be a potential need for legal officer input at relevant stages, which will have time resource issues.
Community Safety	None arising directly from the report.
Human Rights and Equalities	None arising directly from the report.
Sustainability and Environmental Impact	The Draft Neighbourhood Plan is supported by a draft Sustainability Report. The Neighbourhood Plan should promote the principles of sustainable development.
Health & Safety and Risk Management	There is a possible risk that the level of request to undertake Neighbourhood Planning and the level of input required will exceed the capacity of the Council to provide support and have a detrimental impact on progressing the Local Plan.

LEAD AUTHOR	TEL	DATE	DOC ID
Fiona Riley	01253 658419	Date of report	15 July 2015

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Neighbourhood Development Plan 2015 – 2030 Pre Submission Plan	June 2015	At the Public Offices and on the St. Anne's on the Sea Town Council website: www.stannesonthesea-tc.gov.uk
Neighbourhood Development Plan Proposals Maps	May 2015	At the Public Offices and on the St. Anne's on the Sea Town Council website: www.stannesonthesea-tc.gov.uk
Neighbourhood Development Plan Delivery Strategy Draft	June 2015	At the Public Offices and on the St. Anne's on the Sea Town Council website: www.stannesonthesea-tc.gov.uk

Neighbourhood Development Plan Draft Basic Conditions Statement	June 2015	At the Public Offices and on the St. Anne's on the Sea Town Council website: www.stannesonthesea-tc.gov.uk
Neighbourhood Development Plan Draft Sustainability Report	June 2015	At the Public Offices and on the St. Anne's on the Sea Town Council website: www.stannesonthesea-tc.gov.uk
Neighbourhood Development Plan Design Guide Draft	May 2015	At the Public Offices and on the St. Anne's on the Sea Town Council website: www.stannesonthesea-tc.gov.uk
Neighbourhood Development Plan Companion Prospectus: Key Access Corridors and Gateways Draft	May 2015	At the Public Offices and on the St. Anne's on the Sea Town Council website: www.stannesonthesea-tc.gov.uk

Attached documents

1. Draft Council response on the St. Anne's on the Sea Pre Submission draft Neighbourhood Plan and associated information.