



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 1 December 2021
<b>Venue:</b>	Town Hall, St Annes
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Frank Andrews, Alan Clayton, Peter Collins, Gavin Harrison, Angela Jacques, Liz Oades, Heather Speak, Stan Trudgill.
<b>Other Members:</b>	Councillors Karen Buckley, Roger Small.
<b>Officers Present:</b>	Allan Oldfield, Mark Evans, Marie Percival, Lyndsey Lacey-Simone.

### 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 December 2021 as a correct record for signature by the Chairman.

### 3. Substitute Members

The following substitutions were reported under Council procedure rule 24:

Councillor Frank Andrews for Councillor Ray Thomas.

Councillor Alan Clayton for Councillor Tim Armit.

Councillor Peter Collins for Councillor Linda Nulty.

Councillor Angela Jacques for Councillor David O'Rourke.

### Information Items

The following information items were received by the Committee.

### 4. General Fund Revenue Budget Monitoring Report 2021/22 - Position as at 30<sup>th</sup> September 2021

The information report provided an update on the General Fund Revenue Budget of the Council as at 30<sup>th</sup> September 2021 with specific reference to those areas under the remit of the Committee.

5. Capital Programme Monitoring Report 2021/22 - Position as at 30<sup>th</sup> September 2021

The information report provided an update on the Council's approved Capital Programme as at 30<sup>th</sup> September 2021 with specific reference to those schemes under the remit of the committee.

Decision Items

6. Exclusion of the Public

RESOLVED: That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business, on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Act.

7. Acquisition of Property for Kirkham Regeneration Programme.

The Chairman invited Mark Evans (Head of Planning and Housing) to present the report. The report related to matters associated with the acquisition of property for the Kirkham Regeneration Programme. Details regarding this matter were set out in the report.

Clarification was sought on various matters relating to the Programme. The questions were addressed in turn by the appropriate officer.

The Committee wished to place on record its thanks, appreciation and congratulations to everyone involved in the Kirkham Regeneration Programme bid.

Following consideration of this matter it was RESOLVED:

1. The Chief Executive recommends that the Council approves the acquisition of the property known as Hillside, 48, Preston Street, Kirkham, subject to the resolution of further negotiations with the owner to agree a purchase price as set out in the report, to be funded from the Future High Street Fund grant award, and to commence repair and conversion works to secure a sustainable future use as outlined in the report using High Street Heritage Action Zone Funding.
2. The Chief Executive recommends that the Council approves the acquisition of the freehold interest of the parcel of land to the rear of 46, Preston Street (The Stables), Kirkham, for a purchase price set out in the report to be funded from the Future High Street Fund grant award to allow the delivery of a comprehensive development of the building and grounds of Hillside.
3. The Chief Executive recommends that the Council approves the acquisition of the freehold interest of the property known as the former girls school/TSB bank 52 - 64, Poulton Street, Kirkham for a purchase price set out in the report and authorise officers to seek a potential restaurant / community tenant to take on a 7-year lease (insurance, utilities, internal repairs etc. including fit out will be met by the tenant), all costs being met from the Future High Street Fund grant award.
4. Subject to Council approval, to authorise the capital expenditure draw down as detailed within Tables 2 and 5 in the body of the report. The grant to fund this is broken down from the Future High Street Fund and the High Street Heritage Action Zone as detailed in the report.
5. To recommend that Full Council underwrite any additional costs to the project arising from the repair or rebuild of the retaining wall bounding Hillside (as estimated in the report) that cannot be met from the approved funding for this scheme (as detailed in Table 2), to be funded from the Funding Volatility Reserve, if required.
6. That the Head of Planning and Housing be requested to present a further report to members with all future options for the future use of Hillside, 48 Preston Street, Kirkham in order that the revenue cost implications of each associated proposal can be fully considered together with an outline of revenue costs which could fall to the council with respect to the former girls school/TSB bank 52-64 Poulton Street if no commercial end-user is immediately found following its acquisition and refurbishment and in any event to update the committee on developments with Kirkham Futures at each Planning Policy Committee.

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