



Minutes

DEVELOPMENT MANAGEMENT COMMITTEE

Date:	Wednesday, 9 March 2016
Venue:	Town Hall, St Annes
Committee Members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Peter Collins, Michael Cornah, Tony Ford JP, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder
Other Councillors Present:	Councillors Jan Barker, Julie Brickles, Alan Clayton, Paul Hayhurst, Sandra Pitman
Officers Present:	Paul Walker, Mark Evans, Julie Glaister, Michael Eastham, Eddie Graves, Mark Sims, Sara Jones, Lyndsey Lacey-Simone
Other Attendees:	Approx. 20 members of the public were present

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.

The Chairman, Councilor Trevor Fiddler declared a personal interest in Item 5 (Responses Report) in so far as reference contained in the document relating to shale gas exploration, production and distribution.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 10 February 2016 as a correct record for signature by the Chairman.

3. Substitute members

There were no substitute members.

Decision Items

4. Five Year Housing Supply – Addressing the Shortfall

The Chairman, Councillor Fiddler introduced the report by making reference to the Notice of Motion brought before the February 2016 meeting of Full Council, which requested that the Development Management Committee consider the appropriate methodology to be used to account for the accrued shortfall in housing delivery that had been experienced since 2011.

Mark Evans (Head of Planning and Regeneration) was then invited to present the full report. In doing so, Mr Evans explained that there are two generally accepted approaches to this, the first, the “Liverpool approach” spreads the delivery of the shortfall over the remaining plan period, whilst the alternative “Sedgefield approach” seeks to deliver the shortfall over the next 5 years. He explained that the “Sedgefield approach” is currently applied at Fylde because it more closely reflects current Government guidance and is considered a more robust approach that can be defended more effectively at appeal. An overview of the arrangements including the methodology used to calculate the five year supply in Fylde and previous approaches to the shortfall was set out in the report.

Members commented on various aspects of the report including: the robustness of both the “Liverpool” and “Sedgefield” methodologies and the associated impact on the five year housing supply; the impact of previously approved non-deliverable sites; the need to protect key sites within the borough; new homes bonus implications; the makeup of the SHLAA steering group, flooding issues and the feasibility of introducing another hybrid arrangement. These were addressed in turn by Mr Evans.

Following detailed consideration of this matter It was proposed by Councillor Richard Redcliffe and seconded by Councillor Barbara Nash: to recommend to Full Council to continue using the “Sedgefield approach” in the calculation of the 5 year housing land supply as it most closely reflects current Government guidance as set out in the National Planning Policy Framework and Planning Practice Guidance having regard to the circumstances appertaining to Fylde borough.

A Recorded Vote was requested by consensus and the voting was as follows:

For the proposition: (7). Councillors Trevor Fiddler, Richard Redcliffe, Christine Akeroyd, Michael Cornah, Neil Harvey, Kiran Mulholland, Barbara Nash.

Against the proposition: (4) Councillors Peter Collins, Tony Ford, Linda Nulty, Elizabeth Oades.

Abstentions: (1) Councillor Pounder.

As a result, it was RESOLVED to recommend to Full Council to continue using the “Sedgefield approach” in the calculation of the 5 year housing land supply as it most closely reflects current Government guidance as set out in the National Planning Policy Framework and Planning Practice Guidance having regard to the circumstances appertaining to Fylde borough.

5. Revised Preferred Option Version of the Fylde Local Plan to 2032 – Responses Report

At this juncture, the Chairman introduced the newly appointed Planning Policy Officer (Eddie Graves) to the committee.

The Chairman then invited Michael Eastham (Planning Policy Officer) to introduce the Responses Report. In doing so, he provided an overview of the consultation arrangements (previously agreed by the committee) on the Revised Preferred Option (RPO) together with other key documents pertinent to the matter.

Mr Eastham explained the Responses Report (previously circulated) provided a summary of the comments received, how the council had responded, and an indication of how the Publication version of the Local Plan (the next stage in the plan making process) could develop in relation to the comments received.

Mark Evans (Head of Planning and Regeneration) then took the committee through the Responses Report on a page by page basis. Members of the committee were provided with the opportunity to clarify any text contained in the document and/ or ask questions relevant to the each section. These were addressed in turn by Mr Evans.

A larger plan detailing specific sites submitted during the January/February 2015 consultation (previously dismissed) but resubmitted during the Fylde Local Plan RPO October consultation was made available at the meeting for information purposes. This was addressed in Chapter 7.

During the course of the debate, an undertaking was given to provide members (under separate cover) with a breakdown on the number of jobs for Fylde in relation to the creation of 50,000 new jobs within the Lancashire area over the period 2015 to 2025. (Page 7 of the document refers).

An undertaking was also given to involve committee members in reviewing the infrastructure requirements outside the plan process.

Following detailed consideration of this matter it was RESOLVED:

1. That subject to the following amendments, the content of the draft Responses Report be approved and used to inform the drafting of the Publication version of the Local Plan to 2032.
 - Remove reference in the document to Lancashire County Council (LCC) being part of the Economic Development Company (EDC).
 - Chapter 4 - Paragraph 4.6 - Strategic Objective 3 (3) – To appropriately re-word reference to the provision of the park-and-ride scheme at Kirkham and Wesham Railway Station in an attempt to achieve the planned objective (page 42 refers)
 - Chapter 7 - To remove from the Policies Map Kirkham Grammar School Playing Fields in site HSS9 Land North of Blackpool Road, Kirkham (Policy SL3 page 127 refers)
 - Chapter 7 -To amend existing paragraph 7.74 of the RPO to include reference to the requirement for further primary and secondary school places if housing demand continues to increase (page 127 refers)
 - Chapter 7 - To remove reference to new criterion in policy SL4 for the redevelopment of Kirkham Grammar Sports pitches on land North of Blackpool Road, Kirkham. (page 128 refers)
 - Chapter 8 – To add the following to Policy GD5 - reference to Arvin Exhausts being replaced with Helical Technology Ltd and the inclusion of Mill Farm, Wesham. (page 156 refers)
 - Chapter 10 – To include an additional bullet point to reflect that the Council will continue to review its methodology for calculating the five year housing supply having regard to current best practice (page 197 refers)
 - Chapter 11 - Policy HW2 – To add an additional paragraph to reflect the potential relocation of Holy Family Church at Warton to a new piece of land in the village (page 235 refers)
 - Settlement Hierarchy Background Paper - To include an additional bullet point in the notes after Table 13 acknowledging that there is a primary school at Treales which is located outside the village boundary. (page 342 refers)
 - Infrastructure Delivery Plan – To delete reference in paragraph 10.8 in the IDP to the provision of a country park at a suitable location that is accessible to the whole of the borough (Page 306 refers)

2. To approve the Responses Report for publication on the Council's website.
3. To authorise the preparation of a Policies Map to accompany the Publication version of the Fylde Local Plan to 2032. (The Policies Map will include all of the sites allocated for development and strategic infrastructure projects, together with areas of constraint including the Green Belt, Areas of Separation and nature conservation sites).

(Councillor Kiran Mulholland was not in attendance at the meeting during the consideration of Chapter 8 and the remaining chapters and therefore, did not vote on the matter)

(Councillor Michael Cornah was not in attendance prior to taking the vote on the item)

Information Items

7. Authority Monitoring Report

This information report included a copy of the Authority Monitoring Report (AMR) which forms part of the Local Plan. Section 113 of the Localism Act 2011 requires every authority to produce a series of reports containing information on the implementation of the Local Development Scheme, the progress and effectiveness of the Local Plan, and the extent to which the planning policies set out in the Local Plan documents are being achieved. A copy of the full document was included as an appendix to the report.

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