

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
PLANNING AND REGENERATION	DEVELOPMENT MANAGEMENT COMMITTEE	9 SEPTEMBER 2015	6

WREA GREEN PUBLIC REALM SCHEME

PUBLIC ITEM

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

SUMMARY

As part of the planning permission granted for the residential development at Richmond Avenue, Wrea Green (5/12/408) a sum of £30,000 was negotiated under the 'public realm' element of the Section 106 Agreement. This was justified as Wrea Green is identified as a declared scheme within the Council's adopted Regeneration Framework, as a location that would benefit from environmental improvements.

The £30,000 has now been received from the developer. In anticipation of this funding, discussions have been on-going for some time to utilise the contribution for an upgraded street lighting scheme around The Green. It is considered that this proposal would fully accord with the objectives of the Framework and specifically in the context of improvements to Wrea Green and its designated conservation area.

The scheme, when implemented, will make a significant visual enhancement to the environment of The Green and its surrounding development.

RECOMMENDATIONS

1. That Committee note the intention to utilise the sum of £30,000, secured from the development of the approved residential development at Richmond Avenue, Wrea Green, for the purposes of undertaking the street lighting improvement scheme as defined within the report subject to the Parish Council entering into an agreement to only use the sum for the approved scheme and subject to them returning the funds to Fylde Borough Council should the sum not be spent within the timeframe set out in the Section 106 agreement.
2. That Committee request approval by the Chief Financial Officer, in consultation with the Chair of the Finance and Democracy Committee, for a fully-funded revenue budget increase in the sum of £30,000 to provide for the payment of a revenue grant to Ribby-with-Wrea Parish Council for the improvement works described within the report, to be funded by a S106 developer contribution for this purpose in the same amount which has been previously received by Fylde Council
3. That the Committee note that the works will be commissioned by Ribby-with-Wrea Parish Council with the support of Lancashire County Council, who will undertake the works.

CORPORATE PRIORITIES (delete ✓ which are not relevant)			
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 Planning Application Approval 5/12/408
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REPORT

1. Details of the Scheme and its objectives

As outlined in the Summary section, a contribution of £30,000 was secured through Section 106 of the Town and Country Planning Act 1990, as part of the planning permission 5/12/408 – land at Richmond Avenue, Wrea Green. The contribution was justified as a scheme for environmental improvements for the village centre is contained within the Council’s adopted Regeneration Framework.

In discussions with the Parish Council, it was concluded that one effective way of enhancing the physical environment of the village, and in particular the designated conservation area, was by way of upgrading the existing street lighting. In view of the physical characteristics of Wrea Green Conservation Area, where the village green is encircled and enclosed by peripheral development, its encircling roads are visually prominent and as a result the street lighting is also quite conspicuous.

At the present time, the highway surrounding The Green contains lighting columns arranged on the ‘buildings’ side. The columns are 5 metres high, painted black but contain a somewhat utilitarian lantern. In view of their age some of the columns have a somewhat weathered appearance.

In the case of Wrea Green, in contrast with other situations, there is considered to be an environmental benefit in slightly increasing the height and prominence of the columns. In doing so, through the use of a traditional decorative bracket and lantern, the overall effect would be one of introducing a collective feature that would enhance the architectural and historic quality of the conservation area.

In essence, the scheme proposes the retention of the columns but the replacement of the utilitarian lanterns with a decorative ‘swan neck’ bracket and ‘teardrop’ lantern (41 units). The type of equipment is shown at Appendix 1. Once fitted, the County Council has undertaken to paint the columns to enhance the overall appearance of each unit. The new lighting units will be more prominent than those present, which is desirable, but they will remain of an appropriate scale to those elements of the built environment to which they will relate. The swan neck is a traditional style of bracket and in view of the increased height, will also help to achieve better lighting levels. The taller units by the mini-roundabout will also be upgraded.

In addition to the decorative improvements and benefits resulting from the new brackets and lanterns, they will also offer better light output and it is proposed to use a white light system as opposed to sodium, therefore offering better colour rendition.

In summary, the new lighting units will enhance the character and appearance of the Wrea Green Conservation Area. They will have the added advantage of providing a better quality light source potentially increasing road safety and security.

2. Value for Money and Procurement

The street lighting system as proposed is required to meet the specifications of Lancashire County Council, which are, in turn based on British Standards. These factors relate to lighting output and efficiency as well as a consideration of future maintenance issues. The selected manufacturer, Windsor lighting, is considered to offer the most appropriate lantern to meet performance specifications for the particular locality. Other manufacturer products have been considered but discounted. Windsor lighting products have been used in other regeneration schemes and their product pricing, robustness and the performance of its equipment has proved to be of a good quality.

3. Financing of the scheme

The total cost of the scheme is around £35,000. The £30,000 Section 106 contribution is to be supplemented by the County Council which, will carry out the adaptation works and cover the costs of painting. There will be no resource implications for the Borough Council. Future maintenance will be the responsibility of the County Council.

4. Risk Assessment

There are no risks associated with the scheme. The Section 106 payment will be a transfer to the Parish Council as a contribution to the overall scheme. However, the terms of the Section 106 agreement require that any sums not expended in accordance with the provisions of the agreement i.e. within 5 years from the date of payment to the Borough Council. It is important, therefore, that any transfer of the sum to the Parish Council includes measures to recover the sum should it not be spent in accordance with the terms of the agreement.

5. Alternatives

The Parish Council have expressed a wish to engage with this Council in formulating future enhancement proposals for the area of the village identified within the Regeneration Framework – essentially the designated conservation area. However, through discussion it was concluded that the lighting scheme was affordable in view of the Section 106 contribution along with a ‘top up’ contribution as outlined. The scheme would have a significant, positive impact, improving the character and appearance of the centre piece of the village – The Green. The Parish Council have also suggested that in the light of new residential development being constructed around the village, the scheme will result in a visual improvement that will benefit the community as a whole. Officers of the Borough Council endorse that view.

6. Conclusion

The scheme as proposed is supported and is considered to fulfil the objectives of the Section 106 contribution. It is hoped that the scheme will be implemented in the short term.

IMPLICATIONS	
Finance	<p>This report describes certain improvement works within Wrea Green and seeks endorsement from the Committee to a request for approval by the Chief Financial Officer, in consultation with the Chair of the Finance and Democracy Committee, for a fully-funded revenue budget increase in the sum of £30,000 to provide for the payment of a revenue grant to Ribby-with-Wrea Parish Council for the improvement works described within the report, to be funded by a S106 developer contribution for this purpose in the same amount which has been previously received by Fylde Council.</p> <p>Payment of the grant would be subject to the Parish Council entering into an agreement to use the sum only for the scheme as described in this report and subject to them returning the funds to Fylde Borough Council should the sum not be spent within the timeframe set out in the Section 106 agreement.</p>
Legal	None directly applicable
Community Safety	None directly applicable
Human Rights and Equalities	The scheme relates directly to enhancements to the public realm would, therefore, benefit and support equality within the community.
Sustainability and Environmental Impact	The scheme will have a positive impact of the character and appearance of the Wrea Green Conservation Area
Health & Safety and Risk Management	Matters dealt with by Lancashire County Council in the context of the delivery of the scheme.

LEAD AUTHOR	TEL	DATE	DOC ID
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LIST OF BACKGROUND PAPERS		
Regeneration Framework	2010	Town Hall, St Annes or www.fylde.gov.uk
Planning Application 5/12/498		Town Hall, St Annes or www.fylde.gov.uk

Attached documents

1. Illustrations of street lighting type.
2. Plan of the extent of works.