

PLANNING COMMITTEE
WEDNESDAY 17 FEBRUARY 2018
LATE OBSERVATIONS SCHEDULES

COMMITTEE ITEM: 3

TITLE: SCHEDULE OF PROPOSED MODIFICATIONS TO FYLDE LOCAL PLAN TO 2032

OBSERVATIONS

The version of the modifications circulated with the Committee Report was sent to the Inspector on 22nd December, it incorporates modifications which were discussed at the Stage 3 hearings on the 12th and 13th of December 2017.

Discussions with the Inspector to finalise a version of the modifications for consultation are ongoing. Further comments have been received from the Inspector week commencing 15th January 2018. A summary of the changes received is provided below, however most of them require the changing of one word or the regrouping of modifications as one modification under one reference number.

Once the modifications are agreed with the Inspector they will be subject to Sustainability Appraisal and a six week public consultation. The Inspector will need to take into account the consultation responses before finally concluding whether a change along the line of the modifications is required to make the plan sound.

Summary of Further Changes to Policies and Justification

Minor changes to DLF1 to make the policy effective, by clearly setting out the development strategy for the plan period and the broad distribution of development.

Policy M1 deleted text that duplicated new text added in December 22nd version.

Policy SL1-5 minor textual changes to clarify that the intention is to allocate the sites concerned, to ensure that the policy is effective in this regard.

Policy GD1 added the word 'Policies' in front of the list GD2 etc.

Minor changes to the wording of GD3, to clarify the purpose of the policy and make it effective.

Policy GD4 delete the word minor is criterion c).

Policy GD5 minor textual changes for reasons of clarity, effectiveness and consistency with national policy.

Policy GD6 minor textual changes to make the policy effective and to clarify and remove superfluous elements.

Policy EC1 amended to provide clarity that EC1 allocates the sites.

Policy EC5 text added to clarify that the Inset Plans form part of the Policies Map.

Policy EC5 sentence moved from the Out of Centre section at the end of the policy to consolidate with this section.

EC7 the revision restores the resistance to conversion of non-serviced tourist accommodation as well as providing overall protection for serviced accommodation.

New paragraph 10.17 which explains that an average of 256 dwellings per annum have been completed since the start of the plan period. The residual requirement for the remainder of the plan period (2017-2032) is 7,177 dwellings which includes the shortfall which has accrued in the early years of the plan period. This equates to 479 dwellings per annum for the remaining years of the plan period. This is the 'Liverpool' method, for the purpose of calculating the five year housing land supply and is necessary in order to provide the most effective strategy for the delivery of housing through the Local Plan.

Policy H2 remove reference to Policy GD7a.

Policy H5 minor textual change to reflect up-to-date evidence, and to ensure compliance with Planning Policy for Travellers' Sites (2015).

Policy HW2 add Whyndyke to new Local Centres.

Policy CL3 additional text added to criteria f to accord with the Framework.

Policy ENV1 Additional wording with respect to Valued Landscapes, this is included because the Council has stated that it intends to prepare a Valued Landscapes SPD and the wording needs to be included in ENV1 to make it effective.

Policy ENV3 add the word 'existing' to criteria d to make the policy effective.

Policy ENV5 change the word 'should' to 'shall' to reflect paragraph 137 of the Framework within the policy.

Revised Recommendation

Discussions with the Inspector are ongoing, therefore it is proposed that the recommendation(s) should be amended as follows:

1. It is recommended that authority be delegated to the Head of Planning and Housing, the Chairman and Vice Chairman of Planning Committee to agree any further changes resulting from continued liaison with the Inspector.
2. It is recommended that the final version of the Schedule of Proposed Main Modifications, Proposed Additional Modifications and Proposed Additional Modifications to the Policies Map, will be subject to Sustainability Appraisal and public consultation.

COMMITTEE ITEM NO : 4

TITLE : LOCAL LISTS OF BUILDINGS

OBSERVATIONS

Committee is being asked to adopt a schedule of locally listed buildings within Lytham and St. Annes (Zones 3 – 9). The listing system protocol allows for the submission of formal appeals, where dialogue and discussion with property owners cannot be satisfactorily resolved and fundamental objections remain. The Protocol provides for a means of appeal where an interested party takes issue with the reasons for listing set against the adopted criteria.

Two appeals have been made which relate to the following properties.

1. The Synagogue, Orchard Road, St. Annes. *St. Annes South Zone*, Reference S10.
2. St. Thomas School, St. Thomas Road, St Annes. *St. Annes South Zone*, Reference S17.

It is therefore proposed that these two properties be deleted from the schedule under consideration.

The results of the appeal will be reported to Planning Committee in due course, which will make the final decision in respect of local listing.

Revised Recommendation

1. That, with the exception of The Synagogue, Orchard Road and St Thomas School, St Thomas Road, St Annes which shall be removed from the schedule pending their consideration at appeal against local listing, the local list of buildings as set out within Schedule 1 (appendix 1) contained within the seven remaining zones be approved and adopted.
2. That authority be delegated to officers to consider the necessity for the introduction of Article 4 Directions, as may be relevant, to each locally listed building and thereafter, and following appropriate consultation, introduce such directions.