



MINUTES

Planning Committee

Date:	Wednesday, 3 June 2020
Venue:	Remote Meeting Via Zoom
Committee Members Present:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, Michael Sayward, Heather Speak, Ray Thomas, Stan Trudgill
Other Members Present:	Councillors Karen Buckley, David O'Rourke
Officers Present:	Mark Evans, Ian Curtis, Paul Drinnan, Andrew Chatterjee, Julie Glaister, Eddie Graves, Stephanie Shone, Lyndsey Lacey-Simone, Ross McKelvie
Members of the Public:	No members of the public attended the meeting.

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 20 May 2020 as a correct record for signature by the Chairman.

3. Substitute Members

There were no substitute members.

Variation of Business

At this juncture, the Chairman varied the order of the business on the agenda as set out below.

Decision Items

9. Fylde Statement of Community Involvement

By way of introduction, Stephanie Shone, Planning Policy Officer reminded members that the current Statement of Community Involvement (SCI) was adopted by the Committee on the 11th March 2020.

The Committee was advised that the SCI is a key document that sets out the Council's approach to consultation on Local Plan Reviews, Supplementary Planning Documents, Neighbourhood Plans and planning applications.

The report set out some proposed amendments to the SCI. It was reported that the amendments will ensure that the consultation process is not constrained by the wording in the SCI and will allow consultations to be carried out providing they are conducted in accordance with the relevant Regulations.

A copy of the Statement of Community Involvement (SCI) Review - (June 2020) was included as an appendix to the report.

It was RESOLVED: To adopt the amended Statement of Community Involvement (SCI).

4. COVID 19 Impact Assessment and Recovery

Mark Evans, Head of Planning and Housing introduced the report and in doing so, stated that a similar report would be considered by the other committees of the Council. The report provided an overview of the known and potential impact of the COVID 19 lockdown measures on the services and functions within the remit of the Planning Committee.

Further to the above, Mr Evans advised that the information was based on the data available and government policy in place at the time the report was written. He added that plans were being made across the Council to revise budget forecasts and business plans in response to the changes brought about by the COVID 19 measures.

Members were advised that further updated reports would be provided to the committee at future meetings on the impact of COVID 19 measures as the nation moves out of lockdown through a phased approach.

In summary, Mr Evans provided an update on the impact of the pandemic on the following areas: development management; planning enforcement; planning policy and the regeneration urban design functions. He explained that several projects had already been delayed as a result of the measures introduced to control the transmission of the virus.

Following the presentation, members commented on various aspects of the report including planning enforcement matters (para 12 of the report) and the implementation/impact and monitoring of social distancing measures (para 22 of the report) These were addressed in turn by Mr Evans.

Following consideration of this matter, the Committee RESOLVED to note the impact of the COVID 19 measures on functions within the remit of the Planning Committee.

At this juncture, Councillor Chris Dixon joined the meeting.

5. Wesham Community Centre

Paul Drinnan, Regeneration Manager was invited by the Chairman to present the report. In summary, the report provided details of proposed physical enhancements to the area surrounding Wesham Community Centre.

Mr Drinnan advised the Committee that the scheme had been designed by the Regeneration Team on an iterative basis with the Town Council. Illustrative drawings of the scheme were made available at the meeting. The report suggested that the scheme's delivery be undertaken by Lancashire County Council and that this be done in partnership with Wesham Town Council with officers of Fylde Council acting as scheme advisors to assist with the process. Further details regarding this matter were set out in the report.

Based around three phases, the Committee was asked to approve the drawdown of the funding with a total budget proposal of £119,000 which would provide funding for two of the phases.

Mr Drinnan reported that subsequent to the publication of the agenda, further discussions had taken place with Wesham Town Council and it was their preference for Fylde to commission the works and project manage the scheme.

Included as appendices to the report were: a plan of the Community Centre Scheme and the Bill of Quantities for the scheme.

Following consideration of this matter it was RESOLVED:

1. To approve the detailed scheme as shown in the drawing attached at Appendix 1 of the report at a cost of £119,000 of which £50,000 will be funded from the Councils Capital Programme 2020/21 and £45,000 will be drawn down from commuted payments made by specific developers specifically for use in the implementation

public realm enhancement schemes in Wesham as agreed under Section 106 of the Town and Country Planning Act 1990.

2. To agree to the use of the existing partnership between the Council and Lancashire County Council in the procurement and implementation of the scheme.

6. The Pier - Square Link Enhancement, St Annes Regeneration Programme

The Chairman invited Paul Drinnan, Regeneration Manager to report on the matter. In doing so, Members were advised that following the delivery of the St. Andrews Road South public realm project and the on-going Wood Street project, the 2020 Vision document (previously approved by the committee) identified the next phase of regeneration to be the link between The Square and The Pier known as the 'Square to Pier Link' as part of the St. Anne's Regeneration Programme project.

Members were advised that in the main, the scheme relates to enhancements to the public highway although there were suggestions to improve adjoining private spaces. It was highlighted that within the broader scheme are proposals to enhance the area around the bandstand, funded outside the Planning Committee budget, but physically integral to it.

The detailed design for the scheme and its funding profile was set out in the body of the report with additional supporting information contained within the appendices.

Mr Drinnan indicated that the timescales for commencement of the scheme was dependent on several factors including the completion date of the Wood Street scheme and any restrictions associated with the Covid 19 pandemic.

The Committee was advised that the funding for the scheme was proposed to be included within the Capital Programme, which includes commuted Section 106 payments.

Included as appendices to the report were: Bill of Quantities setting out the breakdown costs of the scheme; Scheme Design Plan and the funding breakdown of the scheme.

Members sought clarification on various aspects of the scheme including matters associated with the proposed paving and trees for the scheme; funding/costings associated with the scheme; linking up the retail centres and options for widening/pedestrianisation of the footways. These were addressed in turn by Mr Drinnan.

The Committee RESOLVED:

1. To approve the detailed scheme as shown in the plan attached to the report at a cost of **£250,300**, plus any additional funding underspend from the Wood Street Scheme, subject to approval from the Finance and Democracy Committee to the additional funding for the scheme as detailed in 5, below, the St. Anne's Regeneration Scheme being within the approved Capital Programme for 2020/21;
2. To agree and authorise the use of the existing partnership between the Council and Lancashire County Council in the procurement and implementation of the scheme;
3. To authorise officers to make minor amendments and variable extensions to the scheme as a result of consultation with third party property owners on the basis that this does not materially affect the scheme as presented and falls within the overall scope of the scheme as set out within the scheme design;
4. To authorise officers to amend the extent of the scheme, beyond the Base Scheme but within the confines of the Extended Scheme depending on the final budget availability as referred to in 1 above.
5. To recommend to the Finance and Democracy Committee that the sum of £31,300 received and pursuant to planning application 5/18/0743 be included within the Capital Programme for 2020/2021 as a fully funded budget increase to the St. Anne's Regeneration Scheme.

7. 280, Clifton Drive South, St Annes - Local List of Heritage Assests

The Committee was asked to consider adding 280 Clifton Drive South, St Annes to the Local List of Heritage assets. Details regarding this matter were set out in the report.

It was reported that The Local List Expert Panel had considered the asset and decided that the building met four of the five selection criteria contained within the adopted Protocol (age, architectural merit, historic interest, group value, setting) and the Panel had recommended that the asset be added to the Local List.

Included as appendices to the report was a copy of the datasheet for 280, Clifton Drive South and the Heritage evaluation / officer response to planning application consultant's statement.

It was RESOLVED: That the building, 280, Clifton Drive South, St. Anne's be added to the Council's Local List of Heritage Assets.

8. Kirkham Regeneration Proposals: Future High Street Fund

Further to previous committee reports on the matter, Paul Drinnan (Regeneration Manager) and Andrew Chatterjee (Principal Regeneration Officer) were invited by the Chairman to present the comprehensive report. In doing so, members were advised that the report provided an update on progress with the development of the High Street Action Zone (HAZ) and the Future High Street Fund (FHSF) with reference to the Kirkham regeneration proposals.

Members were reminded that previously the Committee had resolved the that bids under the Fund should be directed at Kirkham Town Centre. It was highlighted that the broader fund was sub-divided into two distinct but related elements. These were the heritage-based restoration and conservation element known as the Heritage Action Zone, concentrating on the designated conservation area and the wider Future High Street Fund promoting regeneration in the town centre.

In summary, the report set out the background to the matter; the status of the HAZ bid, the FHSF rationale/business case; details of the proposals/ overall strategic approach; green book evaluation and matters associated with the various risks attached to the project. The full list of interventions as proposed were set out in the report and whilst varied, they primarily related to the re-use/repurposing and redevelopment of key sites which are considered fundamental to the long-term viability and vitality of Kirkham town centre.

Officers made available at the meeting various illustrations of the regeneration proposals.

Members were advised that since the publication of the report, the Council had been formally notified that it had been successful with its bid for the HAZ grant of £1.8m.

At the conclusion of the presentation, Councillor Oades stated that she wished to place on record her grateful thanks to the Regeneration Team for the hard work undertaken on the project. In addition, she also thanked Fylde Council, the Town Council, the Business Group in Kirkham and the local community for their support and continued commitment to the project.

Following consideration of this matter it was RESOLVED:

1. To approve the detailed approach to the development of the final business case for the Future High Street Fund Business Case to be submitted to the Ministry of Housing, Communities and Local Government. Officers will subsequently inform Committee of the outcome from which point further reports as appropriate, will be submitted to Committee highlighting the details and refined proposals for the future implementation and implications of the scheme. The scheme as submitted will also form part of a longer-term regeneration strategy for the town centre, to be fully developed and again brought forward for consideration by Committee.
2. To agree to the recruitment of a Project Officer to assist with the delivery of the HAZ subject to confirmation of the grant award from Historic England. The post will be fully funded by the Historic England grant and associated match funding as previously agreed by Committee.

Information Items

10. Five Year Housing Land Supply: Annual Position Statement

The information report provided an update on the Five-Year Housing Land Supply: Annual Position Statement.

In summary, following the quashing of the Planning Inspectorate's (PINS) January report, PINS had reconsidered the Draft Annual Position Statement (APS) and produced a replacement report on 6th May 2020. It confirmed that, in line with the adopted development plan, the "Liverpool" method should be used to address the previous shortfall in housing delivery and that the Council has 5.1 years' supply of housing land. The findings of the revised report had been incorporated into a final APS for base date 1st April 2019.

Links to all the relevant information were included in the report.

11. Reports of the Various Outside Bodies

The reports from members appointed to the various Outside Bodies (within the remit of the committee) were included (where appropriate) as appendices to the covering report.

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