

Minutes

DEVELOPMENT MANAGEMENT COMMITTEE

Date:	Wednesday, 16 September 2015
Venue:	Town Hall, St Annes
Committee Members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Julie Brickles, Alan Clayton, Peter Collins, Michael Cornah, Neil Harvey, Linda Nulty, Liz Oades, Albert Pounder, Viv Willder
Other Councillors Present:	Councillors Ben Aitken, Maxine Chew, Susan Fazackerley, Sandra Pitman
Officers Present:	Allan Oldfield, Ian Curtis, John Cottam, Julie Glaister, Michael Eastham, Sara Jones, Fiona Riley, Lyndsey Lacey
Other Attendees:	One member of the public was 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.

Councillor Viv Willder declared a personal and prejudicial interest in item 6 on the agenda relating to Affordable Housing Provided through Planning Obligations and withdrew from the meeting during consideration and voting thereon.

2. Confirmation of Minutes

RESOLVED: To approve the minutes of the Development Management Committee held on 2 September 2015 as a correct record for signature by the Chairman.

3. Substitute members

The following substitutions were reported under Council Procedure Rule 25:

Councillor Julie Brickles for Councillor Kiran Mulholland

Councillor Alan Clayton for Councillor Tony Ford

Councillor Viv Willder for Councillor Barbara Nash

At this juncture, the Chairman indicated that it was his intention to undertake a review of the substitute arrangements for Development Management Committee with a view to a report being submitted to Full Council before the Christmas period.

Decision Items

4. Affordable Housing Provided through Planning Obligations

John Cottam, Principal Environmental Health Officer-Housing was invited by the Chairman to present a report. By way of introduction, Mr Cottam referred to the same report which had been considered by the Environment, Health and Housing Committee on 9 September. The report proposed a review to the way that new affordable housing is provided and let in the borough.

In brief, the report set out background information relating to the affordable/social housing stock with particular reference to the provision/amount of stock made available generally and via the planning process. In addition, it highlighted the current letting arrangements and the perceived inconsistency between the approved Local Letting Plan and the restrictive nature of the current S106 agreements. It also referred to challenges currently being experienced by Registered Providers of Housing (RP) and the associated risks and financial pressures.

Members commented on various aspects of the report including: the need for affordable housing in Fylde; issues relating to RP challenges; financial ramifications and risks of affordable housing; letting arrangements/policy inside and outside the borough and matters relating to low cost market housing.

Following detailed consideration of this matter it was RESOLVED:

1. That future Section 106 agreements entered into by Fylde Borough Council to secure affordable housing should not reflect the occupancy restrictions as set out in the Local Lettings Policy.
2. To engage with representatives of registered social landlords to help feed in to a review of policy for truly affordable housing.

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

By way of introduction, the Chairman, Councillor Trevor Fiddler made reference to two sites (Valentine's Kennels and land east of Wildings Lane, St Annes) that had been proposed for inclusion for housing by officers in the Revised Preferred Options Document. He went on to say that the Council had previously accepted their deletion when it agreed the draft version of the Revised Preferred Option at the Development Management Committee on 16 June 2015 and sought the committee's agreement that these two areas of land should not be included in the Revised Preferred Option Local Plan to 2032.

The Chairman then invited Michael Eastham (Principal Planning Officer-Policy) to the table to present the context of an updated report on the Revised Preferred Option Version of the Fylde Local Plan to 2032.

In summary, the report reiterated some of the details contained in the June report including: an overview of the Plan process/ considerations and a summary of the various chapters contained in the new Local Plan for Fylde. It also made reference to various updates made since June to make the Plan more robust.

During the course of the presentation, Mr Eastham referred to the various changes to the document since the draft was considered by the committee in June. This included the latest version of the trajectory for the Local Plan. Comments and changes proposed by the infrastructure providers and statutory consultees had been taken on board and amended in the Local Plan and Infrastructure Delivery Plan. The Local Plan is currently the subject of various technical assessments including, sustainability appraisal and viability assessments.

Mr Eastham specially drew members' attention to some minor boundary changes, improvements and enhancements to towns, districts and local centres including: St George's

Road being added to the town centre boundary. He also referred to the maps that show both housing and employment sites shown together on maps and the 4 strategic locations for development. Other allocations outside those areas with other commitments were also described. On-going work currently being undertaken by Keppie Massey (on behalf of the Council) on the viability of the whole plan, including all of the policies in it, together with the preparation of a preliminary draft charging schedule which will form part of the Community Infrastructure Levy (the CIL); work by Hyder Consulting on the Sustainability Appraisal and work being done in-house on the Rural Proofing Assessment was also referred to during the course of the presentation.

Further to the above, Mr Eastham indicated that individual members comments (previously made) had been taken on board including: gypsy/traveller pitches/ provision in Newton and Bryning with Warton and names of employment sites.

Links to the Draft Revised Preferred Option (RPO) version of the Fylde Local Plan to 2032 and the RPO Housing Allocations and Commitments and Employment Land Allocations were included on the agenda.

Various members of the committee commented on the content of the report in particular: an assurance was sought that any amendments to the version before Development Management Committee on the 16 September 2015 (currently authorised within delegated powers) be issued to members via an addendum sheet with relevant track changes/ page numbering. An undertaking to do this was given.

Other comments/points of clarification made by members related to: the need to include reference to 'fracking' within the policy document; wording for the threshold for affordable housing and special housing needs; Policy H5 and the 5 year supply generally and for gypsies/ travellers.

Prior to the conclusion of the matter, the Vice-Chairman, Councillor Redcliffe stated that he would like to place on record his thanks and appreciation to the all relevant officer/members for the hard work undertaken in preparing of the Draft Local Plan. He considered it to be a well-balanced, fit for purpose document. The Chairman and committee endorsed these sentiments.

Following detailed consideration of this matter the Committee RESOLVED:

1. To issue the Revised Preferred Option version of the Fylde Local Plan to 2032 for public consultation in Autumn 2015.
 2. To authorise the Head of Planning (following consultation with the Chairman and Vice-Chairman of the Development Management Committee) to make any further amendments to the text of the Revised Preferred Options version of the Local Plan, the draft Infrastructure Delivery Plan (the IDP) and the accompanying maps subject to relevant addendum sheets being issued to members as outlined above.
 3. To endorse the proposed approach to consultations detailed in the report.
 4. That the proposed site allocations (shown on Plan 4) at Valentine's Kennels and land east of Wildings Lane be deleted from the Revised Preferred Options Document.
6. Updated Statement of Community Involvement

Sara Jones (Planning Policy Officer) presented an updated Statement of Community Involvement (SCI) report.

The report made reference to the Council's current SCI (adopted by Council in September 2011) and the legal requirement to update the SCI to conform to various changes of planning legislation and the associated consultation process/arrangements.

A copy of the Draft updated version of the Statement of Community Involvement (September 2015) was included as an appendix to the report.

It was RESOLVED to approve the draft Updated Statement of Community Involvement for 7 weeks consultation at the same time as the Revised Preferred Options Local Plan to 2032.

(Councilor Albert Pounder was not in attendance during the presentation on this matter and did not vote on the matter)

Information Items

7. Rural Proofing Assessment

A copy of the Council's updated Rural Proofing Assessment was included as an appendix to the information item. This Assessment, although not a statutory requirement is best practice and forms part of a number of technical assessments that help policy makers/the council ensure that policies take account of rural circumstances and needs.

8. General Fund Revenue Budget Monitoring Report 2015/16 – Position as at 31 July 2015

This was an information report detailing the Council's General Fund (GF) Revenue Budget as at 31st July 2015 with specific reference to those areas under the Committee's remit.

9. Capital Programme Monitoring Report 2015/16 – Position as at 31 July 2015

This was an updated information report on the Council's approved Capital Programme as at 31st July 2015 with specific reference to those schemes under the Committee's remit.

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