



Agenda

Planning Committee

Date:	Wednesday, 20 January 2021 at 6:30pm
Venue:	Remote meeting via Zoom
Committee members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.

Please Note: This meeting is being held remotely via Zoom. To access the meeting please click on the link below.
Join Zoom Meeting <https://us02web.zoom.us/j/83977549180?pwd=ek4yZCtQUkgyYmRESUFxY09HMc1dz09>
Meeting ID: 839 7754 9180
Passcode: 810808

	PROCEDURAL ITEMS:	PAGE
1	Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	Confirmation of Minutes: To confirm the minutes, as previously circulated, of the meeting held on 6 January 2021 as a correct record.	1
3	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 24.	1
	DECISION ITEMS:	
4	Use of Section 106 Monies – M55-Heyhouses Link Road	3 - 5
5	Budget Setting – Prioritisation of Capital Bids 2021/22	6 - 10
6	Budget Setting – Fees and Charges 2021/22	11 - 23
	INFORMATION ITEMS:	
7	Budget Setting – Revenue Budget 2021/22 - First Draft	24
8	Partial Review of The Fylde Local Plan to 2032	25
9	Assessment of Housing Need – Government Response to Standard Methodology Consultation	26

Contact: Lyndsey Lacey-Simone - Telephone: (01253) 658504 – Email: democracy@fylde.gov.uk

The code of conduct for members can be found in the council's constitution at
<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

© Fylde Council copyright 2021

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context.

The material must be acknowledged as Fylde Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication is also available on our website at www.fylde.gov.uk

Any enquiries regarding this document/publication should be sent to us at the Town Hall, St Annes Road West, St Annes FY8 1LW, or to listening@fylde.gov.uk.

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	20 JANUARY 2021	4
USE OF SECTION 106 MONIES – M55-HEYHOUSES LINK ROAD			

PUBLIC ITEM

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

SUMMARY

The council currently holds £125,000 paid in accordance with a Section 106 agreement relating to land east of Cropper Road, Westby with Plumpton. The money was secured in order to: *'be used towards improving accessibility of the Development'*. Detailed design work of the M55-Heyhouses link is being carried out by a consultant engineering company and it is proposed to use the contribution currently held by Fylde Council to finance the design and the overseeing of design work by Lancashire County Council by way of a funded budget increase to the scheme for this purpose within the current approved Capital Programme. The Head of Governance has confirmed that the use of the monies in this manner would accord with the provisions of the agreement.

RECOMMENDATIONS

1. To request that the Finance and Democracy Committee approve a funded budget increase in the sum of £125,000 for 2020/21 to the M55 Link Road (design works) scheme that is within the current approved Capital Programme, to be met in full from S106 developer contributions for delivery of the link road currently held by the Council for this purpose in the same sum; and
2. To note that the developer contribution is intended to provide funding for the design of the link road and consequently to approve that, on the assumption that the increase in the scheme funding is approved by the Finance and Democracy Committee, the payment in the total sum of £125,000 may be made to the appointed consultant engineering company and to Lancashire County Council in accordance with their respective costs.

SUMMARY OF PREVIOUS DECISIONS

Council 18 March 2020 RESOLVED:

In the event that it was not possible to secure additional external funding, including contributions through section 106 agreements, to:

1. Commit up to £1m of Business Rate growth from the Blackpool Enterprise Zone as a further contribution towards the accelerated construction of the M55-Heyhouses Link Road;
2. Approve the transfer into the M55 Link Road Reserve of current and future Business Rate growth receipts arising from the Blackpool Airport Enterprise Zone to a maximum sum of £1m;
3. Approve that in the event that less than £1m of Business Rate growth has accumulated by the time that the funds are required by Lancashire County Council to deliver the road, that any shortfall would be met from the Funding Volatility Reserve.

Council 25 March 2019 RESOLVED:

to approve a fully funded addition to the capital programme in 2019/20 of £1,000,000 fully funded from the M55 Link Road Reserve that was created in 2016/17 and to authorise the payment of £1,000,000 to Lancashire County Council towards the construction of the accelerated M55 link road based on Heads of Terms as detailed in the report.

Council 16 April 2018 RESOLVED:

1. To approve a funded budget increase in the sum of £250,000 for 2018/19 to the M55 Link Road (design works) scheme that is within the current approved Capital Programme, to be met in full from S106 developer contributions for delivery of the link road currently held by the Council for this purpose in the same sum; and
2. To note that the developer contribution is intended to provide funding for the design of the link road and consequently that payment of the total sum of £250,000 will be made to the appointed consultant engineering company and to Lancashire County Council in accordance with their respective costs.

Council 4th December 2017 RESOLVED:

1. To approve a funded budget increase in the sum of £250,000 to the M55 Link Road (design works) scheme that is within the current approved Capital Programme for 2017/18, to be met in full from S106 developer contributions for delivery of the link road currently held by the Council for this purpose in the same sum; and
2. To note that the developer contribution is intended to provide funding for the design of the link road and consequently that the total sum of £250,000 will be made to the appointed consultant engineering company and to Lancashire County Council in accordance with their respective costs.

Council 4th July 2016 RESOLVED:

Approve an addition to the capital programme for 2016/17 in the sum of £424,765.02, which has been met in full from the balance of S106 developer contributions for construction of the link road currently held by the Council for this purpose in the same sum. The developer contribution is intended to provide funding for the design and the contractual management of the link-road scheme by Lancashire County Council, and Members are requested to note that this payment has been made in accordance with the terms of the planning obligation.

CORPORATE PRIORITIES	
Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	
Tourism – To create a great place to live and visit	✓

REPORT

1. The delivery of the M55-Heyhouses Link Road is a key priority for the council which is identified as an essential piece of infrastructure in the Corporate Plan, the adopted local plan and the Fylde Coast Highway and Transport Masterplan.
2. Planning permission was granted by the Secretary of State for the construction of the link road in June 2012. Funding for the project has been secured through a number of legal agreements (Sn 106) entered into prior to the granting of planning permission for those developments where it was considered likely that an increase in traffic generation would be such that resulting conditions on the local highway network would be unacceptable without significant improvements in the network. The link road has been identified as an essential addition to the highway network that would deliver the necessary improvements to facilitate those developments.
3. Prior to granting outline planning permission for the residential development of land to the east of Cropper Road, Westby-with-Plumpton, (Application ref:12/0717) the developer entered into a Section 106 Agreement to contribute towards improvements in the local transport network. The agreement secured a contribution of £492,353 'to be paid to the Council to be used towards improving the accessibility of the

Development'. This money has been paid in instalments. To date, £3750,000 of this money has been paid to the council and the Council has previously (4 December 2017) agreed to allocate £250,000 of these funds to the design of the M55 link road.

4. Clearly the provision of a new road linking the site to Lytham and St Annes will improve the accessibility of the development and the design of the highway will be a key element in the delivery of the road. The design work is already underway, funded by previous contributions from this and several other developments at Whitehills and Heyhouses in line with previous decisions of the council, and is being carried out by a national engineering company overseen by Lancashire County Council in their role as highway authority.
5. A significant element of funding of the link road has been secured through government grant schemes, Lancashire County and Fylde Council capital programmes and the residential development at Queensway.
6. In order to ensure there are no delays in the delivery of the link road, Members are asked to approve a funded budget increase to the capital scheme for the M55 Link Road (design works) in the sum of £125,000 to be fully funded by the residential development of land east of Cropper Road, Westby-with-Plumpton (planning application 12/0717) that has been paid to the council for this purpose. The developer contribution is intended to be used to fund the remaining design work related to the M55-Heyhouses link road as well as the work of the Highway Authority in ensuring that the road will be designed and constructed to the appropriate standards. Consequently, the sum of £125,000 will be made to the appointed consultant engineering company and to Lancashire County Council in accordance with their respective costs and will be spent during the latter part of the current financial year and the first quarter of 2021/22.

IMPLICATIONS	
Finance	The report requests that the Committee recommend to the Finance and Democracy Committee approval to a funded budget increase in the sum of £125,000 in 2020/21 to the M55 Link Road (design works) scheme that is within the current approved Capital Programme, to be met in full from S106 developer contributions for delivery of the link road currently held by the Council for this purpose; and requests that, on the assumption that the increase in the scheme funding is approved by the Finance and Democracy Committee, the Committee approve that the payment be made to the appointed consultant engineering company and to Lancashire County Council in accordance with their respective costs.
Legal	The use of the funding for the purposes identified would be within the purposes of the Cropper Road section 106 agreement.
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	The sustainability and Environmental impacts of the scheme were fully considered at the time planning permission was granted for the development.
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Mark Evans	mark.evans@fylde.gov.uk & Tel 01253 658460	January 2021

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Planning Application 12/0717 (Residential Development)	16/10/2013	www3.fylde.gov.uk/online-applications
Planning Application 10/0779 (M55-Heyhouses Link Road)	21/06/2012	www3.fylde.gov.uk/online-applications

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	20 JANUARY 2021	5
BUDGET SETTING – PRIORITISATION OF CAPITAL BIDS 2021/22			

PUBLIC ITEM

SUMMARY

The Council has a duty to manage its assets and capital resources in order to best deliver its objectives as set out in the Corporate Plan.

The consideration of capital bids for inclusion or otherwise within the Council's approved Capital Programme is a key component of the budget-setting process and contributes to the longer-term management of the Council's resources in an efficient and effective manner. This report requests that Members provide that consideration and prioritisation process in respect of the capitals bids for 2021/22 which fall within the terms of reference of this Committee.

RECOMMENDATIONS

The Committee is requested:

1. To consider and provide any feedback or comments on each of the capital bids relevant to this Committee's terms of reference as shown at Appendix A to this report; and
2. To provide a prioritised list of bids supported by the Committee for further consideration by the Budget Working Group.

SUMMARY OF PREVIOUS DECISIONS

The capital bids that are relevant to the terms of reference of this Committee are considered and prioritised each year as part of the annual budget-setting process. There have been no previous decisions in respect of these capital bids.

CORPORATE PRIORITIES	
Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	✓
Tourism – To create a great place to live and visit	✓

REPORT

1. The Council has a duty to manage its assets and capital resources in order to best deliver its objectives as set out in the Corporate Plan.

2. The prioritisation of capital investment according to a well-defined and rational approach is especially important in helping to prioritise resources when the demand for such resources exceeds the total of the resources available. This process is defined within the Council's Capital Strategy, the latest revision of which was approved by Council on 11th April 2016.
3. A key element of the prioritisation process, as described within the Capital Strategy, is the consideration of capital bids by the Council's Programme Committees. The capital bids for 2021/22 which fall within the terms of reference of this committee are shown at Appendix A to this report. The Committee is requested to consider and prioritise the capital bids relevant to this Committee's terms of reference.
4. Once capital bids have been prioritised by each programme committees, the Budget Working Group will review the outcome of the deliberations of programme committees and will make recommendations to the Finance and Democracy Committee via an updated Medium Term Financial Strategy (MTFS) report on a proposed budget package which will include capital budget proposals.

IMPLICATIONS	
Finance	The consideration of capital bids for inclusion or otherwise within the Council's approved Capital Programme is a key component of the proper financial management of the Council's resources. This report requests that Members provide that consideration and prioritisation process in respect of the capitals bids for 2021/22 which fall within the remit of this Committee.
Legal	No implications arising from this report.
Community Safety	No implications arising from this report.
Human Rights and Equalities	No implications arising from this report.
Sustainability and Environmental Impact	No implications arising from this report.
Health & Safety and Risk Management	No implications arising from this report.

LEAD AUTHOR	CONTACT DETAILS	DATE
Management Team		January 2021

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Council Report - Approved Capital Strategy	11th April 2016	www.Fylde.gov.uk

Attached documents

Appendix A – Capital Bids for Consideration and Prioritisation:

1. Tree Planting Scheme

FBC – Capital Bid 2021/22

Prepared by/Bid Originator – Mark Evans/Andrew Rayner



Tree Planting Programme

A tree planting budget was approved for the 2019/20 financial year with the decision on any future budgets being based on an assessment of the effectiveness of the schemes that had been carried out in the 2019/20 planting season. That programme allowed the planting of 140 semi-mature trees in various, mainly urban, locations across the borough. The feedback from local residents and members has been positive and the Arboriculture and Landscape Strategy (ALS) Working Group has requested that consideration be given to a further budget of £25,000 to allow further tree planting to be carried out during the 2021/22 planting season.

An initiative has been considered by the ALS Working Group which would allow town and parish council's to put forward their own planting proposals and, subject to the plans being in line with the aims and objectives of the overall programme, trees would be provided for to these communities plant themselves as part of a community project. Any trees not planted in this part of the initiative would be planted by the council in locations agreed by the ALS Working Group.

The funding would also be used to lever in additional funding from regional and national initiatives aimed at increasing tree cover throughout the country. In this way the benefits of the investment to the local community will be increased further. By encouraging community planting schemes, the costs associated with planting will be reduced and it is expected that the budget would allow the planting of around 230 trees (Dependant on species, size and availability), allowing 15 trees to be planted in each of 15 parishes.

The proposal would assist the council in achieving several of the ambitions and actions set out in the Corporate Plan and would also help to increase the tree cover of the borough, which is amongst the lowest 20 in the country.

Capital Cost Plan:

Cost Heading	Description	Total £
Tree Planting Programme	To carry out a programme of tree planting during the 2021/22 planting season in line with the priorities established by the Arboricultural and Landscape Strategy Working Group.	£25,000
Total Scheme Cost:		£25,000

Outputs (i.e. details of what the investment will specifically deliver):

- The planting of approximately 230 trees to increase the tree cover in the borough

Contribution to corporate objectives (i.e. how does the project achieve or help deliver priorities within the corporate plan):

The continuation of a tree planting programme would align with several ambitions of the Corporate Plan 2020/24, which has a strong Environmental theme running throughout, in particular the plan's ambitions to: enhance the natural environment, create clean, safe and healthy communities and provide high quality parks and open spaces.

A tree planting programme would directly address the following key actions set out in the plan:

- Implement carbon reduction policies including; plastics reduction, tree planting, energy efficiency and recycling
- Work with partners to deliver the carbon reduction policy actions i.e. reduce, re-use, recycle, tree planting
- Identify priority locations for tree planting to include numbers and types of trees
- Create and maintain high quality parks and open spaces working with volunteer groups to achieve Green Flags

Budget Resource Requirements

Breakdown of initial capital costs and future revenue implications

Estimated Total Capital costs of bid (£000's): £25,000
Improvements to Children's Play Areas

Annual additional Revenue costs arising from the bid (£000's): £ nil

OR

Future Annual Revenue Savings achievable as a result of the bid: (£000's): £ nil

Please provide any further details of revenue savings below:

Value and phasing of bid:

2021/22	2022/23	2023/24	Additional capital investment required (i.e. the value of the bid)
£25,000	£000	£000	

Existing resources in the Capital Programme relating to this scheme:

2021/22	2022/23	2023/24	
£000	£000	£000	

Estimated timescales for the bid:

Start Date: October 2021

Completion Date: March 2022

Project Risks (outline any risks to delivery of the project and how these will be mitigated)		
Risk	Impact	Mitigating Action
Budget not agreed	Failure to deliver ambitions and actions set out in Corporate Plan 2020/24	Funding would need to be obtained from alternative sources
Identifies sites not suitable	Failure to deliver ambitions and actions set out in Corporate Plan 2020/24	Develop a list of reserve planting locations
Trees not available for purchase	Failure to deliver ambitions and actions set out in Corporate Plan 2020/24	Place order for stock well in advance of planting programme

Endorsement of bid by Director

Signature 

Position: Director of Development Services ...

Date 23 December 2020

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	20 JANUARY 2021	6
BUDGET SETTING – FEES AND CHARGES 2021/22			

PUBLIC ITEM

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

SUMMARY

Each year, as part of the budget-setting process, the schedule of fees and charges for the coming year (for each of the services that the Council provides) is reviewed by budget-holders prior to that schedule being considered by the relevant Programme Committee and finally being approved at the March Budget Council meeting.

Each Programme Committee is required to recommend to the Council for approval a schedule of fees and charges for those activities within the remit of the Committee.

This report requests that Members consider the proposed schedule of fees and charges for those services within the remit of this committee as detailed at Appendix A to this report and provide a recommendation to Council in this regard.

Note: A full schedule of proposed fees and charges for all Council services for 2021/22 is accessible at the link below:

<https://new.fylde.gov.uk/council/finance/draft-fees-and-charges-2021-22/>

RECOMMENDATIONS

The Committee is requested to consider the schedule of fees and charges for those activities within the remit of this committee as detailed in Appendix A to this report and:

1. To recommend to Council a proposed schedule of fees and charges applicable for 2021/22; and
2. To note that the final fees and charges for 2021/22 will be approved by the Budget Council in March 2021.

SUMMARY OF PREVIOUS DECISIONS

The proposed fees and charges for services that are within the terms of reference of each programme committee are recommended to Council for approval as part of the annual budget-setting process. There have been no previous decisions in respect of these fees and charges for 2021/22.

CORPORATE PRIORITIES	
Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	✓
Tourism – To create a great place to live and visit	✓

REPORT

1. Each year, as part of the budget-setting process for the coming financial year, budget-holders are required to review the fees and charges that the Council applies to the range of services which it delivers.
2. There are different considerations for assessing changes to the level of fees and charges depending upon the nature of the service. This is explained below:
 - For certain activities, for example some environmental health-related activities, fee levels are set by statute at a prescribed level. In respect of these types of activity the review of fees and charges is restricted to ensuring that the correct amount is approved by Council and is correctly applied for the forthcoming year;
 - For other types of charges in respect of services for which the Council has statutory responsibilities (for example in relation to licensing matters) fee levels must be set at an appropriate level such that only eligible costs are recovered. In respect of these types of activity the review of fees and charges comprises a review of costs and the adjustment of fees where necessary to avoid the under or over-recovery of costs. Where only minor discrepancies are found between costs and fee levels the charges may be left unchanged until the next review to avoid the costs associated with more regular leaflet re-printing etc.; and
 - For other activities which are not set by statute and for which the Council is not acting under statutory powers (e.g. games site fees) fee levels may be set at levels that are determined by the Council itself. In respect of these types of activity the review of fees and charges comprises a review of costs, a review of the fee levels of competitor providers and after a consideration of the likely effect on demand for the services and the total income that would be received at different fee levels.
3. Fee levels for all services have been reviewed according to the differing criteria as described above and the Programme Committee is invited to consider and provide comments as appropriate.
4. The role of the Council's Programme Committees in providing a recommendation to Council of a schedule of fees and charges for services within the remit of that committee is a key part of the budget-setting process for the coming year. The final schedule of fees and charges for all Council services will be considered by the Budget Council in March 2021.

IMPLICATIONS	
Finance	The recommendation to Council of a schedule of proposed fees and charges for services within the remit of each Programme Committee is a key part of the budget-setting process for the coming year. This report requests that Members consider the schedule of fees and charges as detailed at Appendix A and provide a recommendation to Council as appropriate. Any financial implications from proposed changes to fees and charges will be quantified and reflected in the financial forecast contained in the final Medium Term Financial Strategy report to be considered by Budget Council in March 2021.
Legal	None arising from this report
Community Safety	None arising from this report
Human Rights and Equalities	None arising from this report
Sustainability and Environmental Impact	None arising from this report
Health & Safety and Risk Management	None arising from this report

LEAD AUTHOR	CONTACT DETAILS	DATE
Management Team		December 2020

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
n/a	n/a	n/a

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2020/21 Fees & Charges £	DRAFT 2021/22 Fees & Charges £
--	-------------	----------------	--	---	--------------------------------------

<u>PLANNING COMMITTEE</u>					
<u>Planning</u>					
Pre-application Advice:					
Large Scale Major Development	a	Per Enquiry	D	1,000.00	1,000.00
Significant Major Development	a	Per Enquiry	D	750.00	750.00
Small Scale Major Development	a	Per Enquiry	D	500.00	500.00
Minor Development (A)	a	Per Enquiry	D	350.00	350.00
Minor Development (B)	a	Per Enquiry	D	250.00	250.00
Householder Meeting	a	Per Enquiry	D	100.00	100.00
Householder Written Only	a	Per Enquiry	D	50.00	50.00
Custom and Self-Build Register	d	Per Year	D	120.00	120.00
Section 106:					
S106 Monitoring Fee	c	Per trigger	D	-	300.00
Printing Charges:					
A4 Documents including Decision Notes, Completion Certificates and Plans:					
Up to 14 Copies	N/A	Up to 14 Copies	D	No Charge	No Charge
15 Copies	a	15 Copies	D	2.00	2.00
Further copies	a	Per Copy	D	15p	15p
A3 Documents including Plans:					
Up to 7 Copies	N/A	Up to 7 Copies	D	No Charge	No Charge
8 Copies	a	8 Copies	D	2.00	2.00
Further Copies	a	Per Copy	D	25p	25p

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2021/22

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2020/21 Fees & Charges £	DRAFT 2021/22 Fees & Charges £
A combination of the above shall be treated on the basis of 10p per copy for the A4 and 20p per copy for the A3. When the trigger of £1.50 is reached in any combination charging should commence.					
A2 Plans:					
1 st Copy	a	1 st Copy	D	4.30	4.30
Additional Copies	a	Per Additional Copy	D	3.00	3.00
A1 Plans:					
1 st Copy	a	1 st Copy	D	8.50	8.50
Additional Copies	a	Per Additional Copy	D	5.75	5.75
Publications:					
Adopted Fylde Borough Local Plan to 2032	e	Per document	D	75.00	75.00
Fylde Borough Local Plan to 2032 Revised Preferred Option	e	Per document	D	50.00	50.00
Fylde Borough Local Plan As Altered 2005	e	Per document	D	46.00	46.00
Postage	c	Per document		3.00	3.00
Housing Land Availability	e	Per document	D	15.50	15.50
Postage	c	Per document		1.00	1.00
2002 Housing Needs Survey	e	Per document	D	51.00	51.00
Postage	c	Per document		3.00	3.00
House Extending Your Home	e	Per document	D	30.00	30.00
Postage	c	Per document		0.60	0.60
Strategic Housing Land Availability Assessment	e	Per document	D	3.30	3.30
Postage	c	Per document		0.50	0.50

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2021/22

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2020/21 Fees & Charges £	DRAFT 2021/22 Fees & Charges £
Land at Wesham Hospital	e	Per document	D	2.20	2.20
Postage	e	Per document	D	0.50	0.50
Land at Queensway	e	Per document	D	2.20	2.20
Postage	e	Per document	D	0.50	0.50
Queen Mary School	e	Per document	D	5.50	5.50
Postage	e	Per document	D	0.50	0.50
Windows Doors and Architectural Joinery	e	Per document	D	5.50	5.50
Postage	e	Per document	D	0.50	0.50
Wimbourne Stables	e	Per document	D	2.20	2.20
Postage	e	Per document	D	0.50	0.50
Policy for Shop Front Design Guide	e	Per document	D	3.30	3.30
Postage	e	Per document	D	0.50	0.50
606 Clifton Drive North (Revised Development Brief)	e	Per document	D	2.20	2.20
Postage	e	Per document	D	0.50	0.50
Land at Weeton Road, Wesham	e	Per document	D	2.20	2.20
Postage	e	Per document	D	0.50	0.50
The Conversion of Fylde's Traditional Farm Buildings	e	Per document	D	3.30	3.30
Postage	e	Per document	D	0.50	0.50
Any document not included in the above list will be charged at the relevant charge per page as set out above					

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2020/21 Fees & Charges £	DRAFT 2021/22 Fees & Charges £
--	-------------	----------------	--	---	--------------------------------------

<u>Planning Fees</u> Planning fees are charged at the national rates which are established and set by the Government. https://new.fylde.gov.uk/resident/planning/planning-application-fees/					
<u>Building Control</u> <u>Full Plans</u> Standard charge for erection of dwelling houses up to 300m2 and up to 3 storeys					
1 dwelling	a	Per application	D	690.00	690.00
2 dwellings	a	Per application	D	930.00	930.00
3 dwellings	a	Per application	D	1,170.00	1,170.00
4 dwellings	a	Per application	D	1,410.00	1,410.00
5 dwellings	a	Per application	D	1,650.00	1,650.00
Erection or conversion of 6 or more dwellings or flats	a	Per application	D	Negotiated fee	Negotiated fee
Erection of dwellings or flats where the total floor area exceeds 300m2	a	Per application	D	Negotiated fee	Negotiated fee
Standard charges for dwellings formed by conversion					
1 dwelling	a	Per application	D	-	550.00
2 dwellings	a	Per application	D	-	800.00
3 dwellings	a	Per application	D	-	900.00
4 dwellings	a	Per application	D	-	1,100.00

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2021/22

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2020/21 Fees & Charges £	DRAFT 2021/22 Fees & Charges £
Standard charges for dwellings formed by conversion continued:					
5 dwellings	a	Per application	D	-	1,400.00
Standard charges for extensions to existing dwellings					
Extension with floor area not exceeding 10m2	a	Per application	D	390.00	390.00
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	500.00	500.00
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	675.00	675.00
Extension with floor area exceeding 80m2, but not exceeding 100m2	a	Per application	D	825.00	825.00
Loft conversion up to 40m2 that does not includes a dormer window	a	Per application	D	390.00	390.00
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	500.00	500.00
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	300.00	300.00
Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	400.00	400.00
Conversion of domestic garage to habitable room	a	Per application	D	350.00	350.00
Notifiable electrical work carried out by a non-competent person (i.e. not Part P registered)	a	Per dwelling	D	250.00	300.00
Reversion work from an approved inspector	a	Per application	D	Negotiated Fee	Negotiated Fee
Building work in relation to more than one building	a	Per application	D	Negotiated Fee	Negotiated Fee
Extension to a dwelling where floor area exceeds 80m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Loft conversion (with or without a dormer) to a dwelling where floor area exceeds 40m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Garage or carport where floor area exceeds 60m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Regularisation of any work which would normally be subject to a set charge/negotiated fee	e	Per application	D	Minimum 150%	Minimum 150%

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2021/22

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2020/21 Fees & Charges £	DRAFT 2021/22 Fees & Charges £
Standard charges to other works to dwellings:					
Renovation of a thermal element of a single dwelling or flat	a	Per application	D	150.00	150.00
Renovation of a thermal element to more than one dwelling or flat	a	Per application	D	Negotiated Fee	Negotiated Fee
Replacement windows (multi flat or single dwelling , up to 10 windows)	a	Per application	D	150.00	150.00
Replacement of more than 10 windows	a	Per application	D	Negotiated Fee	Negotiated Fee
Internal alterations (Incl. structural) and installation of fittings other than electrical work	a	Per application	D	Negotiated Fee	Negotiated Fee
Fixed price based on cost of work:					
Up to £1,000	a	Per application	D	150.00	150.00
£1,000 to £5,000	a	Per application	D	250.00	250.00
£5,000 to £10,000	a	Per application	D	300.00	300.00
£10,000 to £20,000	a	Per application	D	400.00	400.00
£20,000 to £30,000	a	Per application	D	500.00	500.00
£30,000 to £40,000	a	Per application	D	600.00	600.00
£41,000 to £100,000	a	Per application	D	72.00 per £10k	72.00 per £10k
£101,000 to £1,000,000	a	Per application	D	48.00 per £10k	48.00 per £10k
Electrical Work					
Electrical work other than a rewire	a	Per application	D	Negotiated Fee	Negotiated Fee
Rewire of a dwelling including new consumer unit	a	Per application	D	Negotiated Fee	Negotiated Fee

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2021/22

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2020/21 Fees & Charges £	DRAFT 2021/22 Fees & Charges £
Standard charges for work to non-domestic buildings:					
Extensions and new buildings (commercial)					
Not Exceeding 10m2 (industrial and storage)	a	Per application	D	350.00	350.00
Not exceeding 10m2 (other use classes)	a	Per application	D	400.00	400.00
Between 10m2 and 40m2 (industrial and storage)	a	Per application	D	450.00	450.00
Between 10m2 and 40m2 (other use classes)	a	Per application	D	550.00	550.00
Exceeding 40m2	a	Per application	D	Negotiated Fee	Negotiated Fee
All other work and alterations to non-domestic buildings					
Window replacement (up to 10 windows)	a	Per application	D	150.00	150.00
Window replacement (over 10 windows)	a	Per application	D	Negotiated fee	Negotiated fee
Renovation of a thermal element (cost up to £20,000)	a	Per application	D	250.00	250.00
Renovation of a thermal element (cost over £20,000)	a	Per application	D	Negotiated fee	Negotiated fee
Alterations and works not described elsewhere, including structural, shop and office fit-out and installation of controlled fittings. Based on cost of works:					
Up to £5,000	a	Per application	D	300.00	300.00
£5,000 to £10,000	a	Per application	D	350.00	350.00
£10,000 to £20,000	a	Per application	D	400.00	400.00
£20,000 to £30,000	a	Per application	D	500.00	500.00
£30,000 to £40,000	a	Per application	D	600.00	600.00
£41,000 to £100,000	a	Per application	D	72.00 per £10k	72.00 per £10k
£101,000 to £1,000,000	a	Per application	D	48.00 per £10k	48.00 per £10k

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2021/22

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2020/21 Fees & Charges £	DRAFT 2021/22 Fees & Charges £
Miscellaneous Charges					
Re-open an archive file	a	Per file	D	84.00	84.00
Research and retrieval of manual records (other than for search records)	a	Per file	D	60.00	60.00
Subsequent site inspections on applications previously archived	a	Per inspection	D	60.00	72.00
Copy Decision Notices and Completion certificates and, issue of non-standard data for property sale purposes	a	Per document	D	20.00	25.00
Demolition application to demolish existing property under Section 80 of the Building Act 1984 and issuing of counter notice under Section 81 of the Building Act 1984.	a	Per application	D	150.00	150.00
NOTES:					
1) Where a negotiated fee is indicated factors such as design brief, competency, build duration, service level agreement, number of units/dwellings and type of construction are factored in to provide the individual charge.					
2) Where works are of estimated cost value and are being carried out simultaneously as a standard charge item for extensions to an existing dwelling the fee shall be reduced by 50%					
3) Where the person is registered disabled and the proposals are for the benefit of that person the application is exempt from charge.					
Building Notice					
Standard charge for erection of dwelling houses up to 300m2 and up to 3 storeys					
Building Notice charge is equal to the Full Plans fee plus 10%					
1 dwelling	a	Per application	D	759.00	759.00
2 dwellings	a	Per application	D	1,023.00	1,023.00
3 dwellings	a	Per application	D	1,287.00	1,287.00
4 dwellings	a	Per application	D	1,551.00	1,551.00
5 dwellings	a	Per application	D	1,826.00	1,826.00
Erection or conversion of 6 or more dwellings or flats	a	Per application	D	Negotiated fee	Negotiated fee
Erection of dwellings or flats where the total floor area exceeds 300m2	a	Per application	D	Negotiated fee	Negotiated fee
Standard Charge for dwellings formed by conversion					
1 dwelling	a	Per application	D	-	605.00
2 dwellings	a	Per application	D	-	880.00

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2021/22

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2020/21 Fees & Charges £	DRAFT 2021/22 Fees & Charges £
Standard Charge for dwelling formed by conversion continued:					
3 dwellings	a	Per application	D	-	990.00
4 dwellings	a	Per application	D	-	1,210.00
5 dwellings	a	Per application	D	-	1,540.00
Building Notice charges for extensions to existing dwellings					
Extension with floor area not exceeding 10m2	a	Per application	D	429.00	429.00
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	550.00	550.00
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	742.50	742.50
Extension with floor area exceeding 80m2, but not exceeding 100m2	a	Per application	D	907.50	907.50
Loft conversion up to 40m2 that does not includes a dormer window	a	Per application	D	429.00	429.00
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	550.00	550.00
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	330.00	330.00
Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	440.00	440.00
Conversion of domestic garage to habitable room	a	Per application	D	385.00	385.00
Notifiable electrical work carried out by a non-competent person (i.e. not Part P registered)	a	Per application	D	250.00	250.00
Reversion work from an approved inspector	a	Per application	D	Negotiated Fee	Negotiated Fee
Building work in relation to more than one building	a	Per application	D	Negotiated Fee	Negotiated Fee
Extension to a dwelling where floor area exceeds 80m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Loft conversion (with or without a dormer) to a dwelling where floor area exceeds 40m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Garage or carport where floor area exceeds 60m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Building Notice charges to other works to dwellings:					
Renovation of a thermal element of a single dwelling or flat	a	Per application	D	165.00	165.00

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2021/22

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2020/21 Fees & Charges £	DRAFT 2021/22 Fees & Charges £
Building Notices charges to other works to dwellings continued:					
Renovation of a thermal element to more than one dwelling or flat	a	Per application	D	Negotiated Fee	Negotiated Fee
Replacement windows (multi flat or single dwelling , up to 10 windows)	a	Per application	D	165.00	165.00
Replacement of more than 10 windows	a	Per application	D	Negotiated Fee	Negotiated Fee
Internal alterations (Incl. structural) and installation of fittings other than electrical work	a	Per application	D	Negotiated Fee	Negotiated Fee
Fixed price based on cost of work:					
Up to £1,000	a	Per application	D	165.00	165.00
£1,000 to £5,000	a	Per application	D	275.00	275.00
£5,000 to £10,000	a	Per application	D	330.00	330.00
£10,000 to £20,000	a	Per application	D	440.00	440.00
£20,000 to £30,000	a	Per application	D	550.00	550.00
£30,000 to £40,000	a	Per application	D	660.00	660.00
£41,000 to £100,000	a	Per application	D	£80.00 per £10k	£80.00 per £10k
£101,000 to £1,000,000	a	Per application	D	£50.00 per £10k	£50.00 per £10k
Electrical Work					
Electrical work other than a rewire	a	Per application	D	Negotiated fee	Negotiated fee
Rewire of a dwelling including new consumer unit	a	Per application	D	Negotiated fee	Negotiated fee

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	20 JANUARY 2021	7
BUDGET SETTING – REVENUE BUDGET 2021/22 - FIRST DRAFT			

PUBLIC ITEM

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

SUMMARY OF INFORMATION

The first draft of the revenue budget for 2021/22 has been prepared and is available via the link below. As in previous years, the budget has been prepared on a continuation basis and has been updated to reflect all Committee and Council decisions made to date, the outcome of the budget-rightsizing exercise and all virements.

SOURCE OF INFORMATION

Revenue Budget Book 2021/22 – First Draft

LINK TO INFORMATION –

<https://new.fylde.gov.uk/council/finance/budget-book-2021-22-first-draft/>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The provision of a first draft of the 2021/22 Revenue Budget to the Council's Programme Committees allows members of each Programme Committee to review the draft revenue budget for the services within the Committee's terms of reference and to provide any comments or feedback as appropriate to the committee Lead Officer, Service Director or budget holders.

This first draft does not reflect any changes to fees and charges for 2021/22 as these will be considered by Programme Committees during the January cycle of meetings. Nor does it reflect any revenue growth items or the revenue implications of capital bids. At this stage the draft budget for 2021/22 does not include recharges in respect of support services and service management costs as these elements remain to be finalised. A further budget-rightsizing exercise will be carried out early in 2021 and this first draft will be updated to reflect any changes arising from that piece of work.

The final revenue budget for 2021/22 will include any subsequent decisions made and will be presented to Members for approval at the Council meeting on 4th March 2021.

FURTHER INFORMATION

Contact: Paul O'Donoghue, Chief Financial Officer.

Tel 01253 658566

e-mail: paul.o'donoghue@fylde.gov.uk

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	20 JANUARY 2021	8
PARTIAL REVIEW OF THE FYLDE LOCAL PLAN TO 2032			

PUBLIC ITEM

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

SUMMARY OF INFORMATION

The purpose of this item is to advise members of progress with respect to the Partial Review of the Fylde Local Plan to 2032 (PRFLP32).

The PRFLP32 was submitted to the Secretary of State for examination on 21 October 2020. Tony Blackburn was appointed as the Programme Officer in advance of the submission. The links to the Submission webpage and the Examination webpage are provided below. Mrs Yvonne Wright BSc(Hons) DIPT&CP MSc MRTPI has been appointed to undertake an independent examination into the soundness of the Partial Review and to subsequently issue a report with her conclusions. Yvonne Wright was the Inspector who examined the Fylde Local Plan to 2032.

Tony Blackburn has advised that Matters, Issues and Questions may be received at the end of January with the prospect of the Examination being held over 2 days in mid-March 2021, but this is still to be confirmed.

LINK TO INFORMATION

Submission webpage:

<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/partial-review-of-the-fylde-local-plan-to-2032-flp32/>

Examination webpage:

<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/partial-review-of-the-fylde-local-plan-to-2032-examination/>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This information is being given to the Committee in order to provide an update with respect to the Examination of the PRFLP32.

FURTHER INFORMATION

Contact Julie Glaister Julie.glaister@fylde.gov.uk

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	20 JANUARY 2021	9
ASSESSMENT OF HOUSING NEED – GOVERNMENT RESPONSE TO STANDARD METHODOLOGY CONSULTATION			

PUBLIC ITEM

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

SUMMARY OF INFORMATION

On 6 August 2020, the government published 'Changes to the current planning system' a consultation paper that set out four policy proposals to improve the effectiveness of the current system.

Having considered the representations made regarding the proposed 'new' standard method used to calculate housing need, the government has decided that the most appropriate approach is to retain the standard method in its current existing form.

However, in order to deliver more homes on brownfield land a 35 per cent uplift will be applied to the post-cap number generated by the existing standard method to Greater London and to the local authorities which contain the largest proportion of the other 19 most populated cities and urban centres in England (i.e. London, Birmingham, Liverpool, Bristol, Manchester, Sheffield, Leeds, Leicester, Coventry, Bradford, Nottingham, Kingston upon Hull, Newcastle upon Tyne, Stoke-on-Trent, Southampton, Plymouth, Derby, Reading, Wolverhampton, and Brighton and Hove).

The Planning Practice Guidance was updated on 16 December 2020 to reflect these changes.

The partial review of the Fylde Local Plan to 2032 has been submitted having regard to the existing standard methodology and so will not be affected by this announcement.

To date, there has been no announcement regarding the other proposed policy changes or to the wider planning reforms set out in the white paper.

SOURCE OF INFORMATION

Ministry of Housing, Communities and Local Government

LINK TO INFORMATION

The full response to the consultation can be viewed at:

<https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-local-housing-need-proposals-in-changes-to-the-current-planning-system>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

To ensure members are aware of changes in planning policy and guidance and the potential implications of such changes on development plan and local housing supply.

FURTHER INFORMATION

Contact Mark Evans (Head of Planning & Housing) e: mark.evans@fylde.gov.uk. T: 01253 658460