



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 13 September 2017
<b>Venue:</b>	Town Hall, St Annes
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Christine Akeroyd, Jan Barker, Michael Cornah, Neil Harvey, Kiran Mulholland, Barbara Nash, Ray Thomas
<b>Other Councillors Present:</b>	Councillor John Kirkham
<b>Officers Present:</b>	Mark Evans, Andrew Stell, Catherine Kitching, Tara Walsh

### 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 6 September 2017 as a correct record for signature by the Chairman.

### 3. Substitute Members

There were no substitute members.

### Decision Items

#### 4. Local Lists of Buildings : Ansdell Heritage Zone

The Chairman invited Catherine Kitching (Conservation Officer) to introduce the updated report.

By way of introduction, Ms Kitchen made reference to the background to this matter and links to the Council's Built Heritage Strategy. In brief, the report highlighted proposals for introducing a local list of buildings in relation to the Ansdell Heritage Zone. Members were advised that this followed on from the survey work previously undertaken in Lytham St Annes and the Fairhaven area. In addition, the report also detailed the work of the appointed Project Board and the methodology applied for the compilation of local list of buildings and proposals to extend the project into the rural areas.

Further to the above, Ms Kitching advised that at committee in March 2017, three heritage assets in the Fairhaven area (outside the Ansdell zone) were deferred pending further information. The matter had been resolved and as a result, had subsequently been added to the local list.

The report went on to detail specific issues within the Ansdell area including: the loss of frontage walls along Commonside and Rossall Road to create off street parking provisions.

Included as appendices to the report were: a map of the Ansdell zone indicating the proposed local listed buildings; a schedule of buildings proposed for local listing within the Ansdell zone together with a schedule of buildings within the Fairhaven area not previously considered.

Following a detailed consideration of this matter it was RESOLVED:

1. To approve and adopt the local list of buildings as set out within Appendix 2 of the report contained within the Ansdell and Fairhaven Heritage Zones.
2. To authorise officers to undertake further research, as appropriate, to inform whether the principle of conservation area designation, within the area as delineated on the plan, as shown at Appendix 1 of the report.
3. To grant delegated authority 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.
4. To authorise the making of an Article 4 Direction to restrict the demolition of boundary walls along Commonside/ Rossall Road, as appropriate, without the requirement to obtain planning permission.
5. To extend the local listing project into the rural wards of the Borough and that the appropriate level of consultation be authorised.

5. Staining Public Realm Scheme

Mark Evans (Head of Planning and Housing) was invited to introduce the report.

Mr Evans reported that as part of the planning permissions granted for the residential developments within Staining, a number of commuted payments were made under Section 106 of the Town and County Planning Act which amounted to £40,000. He added that following ongoing discussions with the parish council, the preferred location for the capital spend is based around the Memorial Garden (public realm enhancements) on Chain Lane. Further details including a plan of the extent of the works/ landscape scheme were set out in the report.

Following consideration of this matter it was RESOLVED:

1. To authorise the approval of the sum of £40,000, secured by way of Section 106 Agreements, specifically to be used for public realm enhancements within Staining from the implementation of the residential developments within the village including the specific works to enhance the Memorial Garden at Chain Lane as illustrated on the plan attached to the report.
2. That, subject to the Parish Council entering into a legally binding agreement (to return the funding should it not be utilised in accordance with the agreed terms set out in the Section 106 agreement), the Committee authorise the release the sum of £40,000 to Staining Parish Council who are to commission the scheme(s), on the basis that the works relate to specific proposals within the approved plan or at variance as otherwise agreed, but relates specifically to public realm enhancement works, as required by the Section 106 Agreement.
3. That in order to ensure that the funds are spent in accordance with the terms of the Section 106 agreement, authority be delegated to officers to agree details of any proposed scheme prior to the Parish Council entering into any agreement to procure the said works.

6. Arboriculture and Landscape Strategy for the Borough

Mr Evans (Head of Planning and Housing) was invited by the Chairman to introduce a report on a proposed Arboriculture and Landscape Strategy for the Borough.

In his report, Mr Evans referred to a briefing session with members held earlier in the year whereby the appropriateness of a strategy was discussed and endorsed. An overview of the purpose and key objectives of the Strategy were outlined in the report.

The report went on to suggest that a small working group of members be appointed to assist in the process and the in development of an appropriate Strategy.

Following a full discussion it was RESOLVED:

1. To authorise the commencement and preparation of a strategy for arboriculture and associated landscape issues and that reports be brought to Committee, at the appropriate time, for updates and for the making of decisions in respect of the development of the Strategy.
2. To appoint Councillors Christine Akeroyd, Jan Barker, Neil Harvey, Kieran Mullholland and Ray Thomas, to a working group to assist in the development of the Strategy (in collaboration with officers) and that the group meets at the appropriate times to progress its development.

#### Information Items

##### 7. General Fund Revenue Budget Monitoring Report 2017/18 - Position as at 31<sup>st</sup> July 2017

The Committee received an updated information report in relation to the General Fund Revenue Budget of the Council as of 31<sup>st</sup> July 2017 with specific reference to those areas under the remit of the Committee.

##### 8. Capital Programme Monitoring Report 2017/18 – Position as at 31<sup>st</sup> July 2017

Members were provided with an updated information report on the approved Capital Programme of the Council as of 31<sup>st</sup> July 2017 with specific reference to those schemes under the remit of the Committee

##### 9. Outside Bodies

In accordance with the Protocol for Members on Outside Bodies, reports from members representing the council on the various outside bodies (within the remit of the committee) were circulated with the agenda for information purposes.

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