

# Agenda



## DEVELOPMENT MANAGEMENT COMMITTEE

Date:	Wednesday, 18 November 2015 at 6:30 pm
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	<p>Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)</p> <p>Councillors Christine Akeroyd, Peter Collins, Michael Cornah, Tony Ford JP, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder.</p>

	PROCEDURAL ITEMS:	PAGE
1	<b>Declarations of Interest:</b> 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	<b>Confirmation of Minutes:</b> To confirm the minutes, as previously circulated, of the meeting held on 4 November 2015 as a correct record.	1
3	<b>Substitute Members:</b> Details of any substitute members notified in accordance with council procedure rule 25.	1
	<b>DECISION ITEMS</b>	
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<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

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# DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	DEVELOPMENT MANAGEMENT COMMITTEE	18 NOVEMBER 2015	4

## LOCAL DEVELOPMENT SCHEME

### PUBLIC ITEM

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

### SUMMARY

A Local Development Scheme (LDS) is a document that councils are required to produce under the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). It must be available publically and kept up to date.

The present LDS was last updated in March 2007, and is out of date. Since its original publication in 2005 there have been numerous changes to planning legislation and policy, in particular:

- the Localism Act 2011;
- the National Planning Policy Framework (NPPF) which saw the transition from Local Development Frameworks to Local Plans and the introduction of neighbourhood planning;
- the Town and Country Planning (Local Planning) (England) Regulations 2012;
- the Neighbourhood Planning (General) (Amendment) Regulations 2015: and
- the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The proposed updated LDS 2015 takes account all of the above changes, and sets out a timetable for the production of the new single Local Plan to 2032, which is at the Revised Preferred Option stage. It also lists a number of Supplementary Planning Documents which will be commenced during the later stages of Local Plan production.

### RECOMMENDATION

1. That the Development Management Committee recommend Council to adopt the updated Local Development Scheme, as attached in Appendix A of this report.

### CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment ( <b>Place</b> )	√	To Encourage Cohesive Communities ( <b>People</b> )	√
To Promote a Thriving Economy ( <b>Prosperity</b> )	√	To Meet Expectations of our Customers ( <b>Performance</b> )	√

## **SUMMARY OF PREVIOUS DECISIONS**

### **Cabinet 26 March 2014 – Local Plan Part 1 – Progress Update**

Cabinet agreed to accept the reasons given for the delay against the agreed timetable. The cabinet agreed the revised timetable and the assumptions that have been made in association with it.

The Cabinet approved the re-phasing of the delivery plan and associated budgets for development of the local plan.

### **Cabinet 27 November 2013 – Local plan Progress Update report and Funded Budget Increase Request**

Cabinet resolved to agree the revised Local Plan progress update report and funded budget increase request.

### **Cabinet 16 September 2011 – Core Strategy Timetable and Budget**

Cabinet agreed the revised timetable and resource plan as detailed in that report. That the timetable be used for project managing the Core strategy and is posted on the council's website.

### **Full Council 26 March 2007 – Local Development Scheme**

Council agreed to adopt the amended Local Development Scheme for the purposes of submission to the Government Office North West.

## **REPORT**

### **UPDATED LOCAL DEVELOPMENT SCHEME**

1. The Planning and Compulsory Purchase Act 2004 introduced the requirement for councils to prepare and maintain a Local Development Scheme (LDS). An LDS sets out a timetable for the production of new or revised Development Plan Documents (such as a Local Plan or Supplementary Planning Documents). It also sets out the various stages these documents should be at and potential risks to these stages and possible solutions to these risks.
2. Fylde Borough Council prepared its first LDS in March 2005, which was submitted to and approved by the Secretary of State. The LDS was subsequently updated in 2006 and 2007. The 2007 version is available to view on our website at <http://www.fylde.gov.uk/council/planning-policy-local-plan-/local-development-framework/local-development-scheme/> . It is a legal requirement for all local planning authorities to keep the LDS up to date and published on the council's website.
3. The LDS serves two purposes, firstly it provides a starting point for members of the public and other stakeholders to see what the council's Development Plan consists of for the area in which they live; and secondly it sets out a programme for the preparation of documents as part of the Development Plan over a minimum period of three years, including timetables which will inform members of the public and other stakeholders about where plan production is up to and when the various documents are likely to be formally adopted.
4. The LDS includes references to both Development Plan documents which are subject to independent examination (local inquiry/hearing) and Supplement Planning Documents, which are not subject to independent examination but are consulted on with relevant bodies.
5. Following a decision by Fylde Council's Cabinet on the 26 November 2014, it was agreed that the previous decision to produce a Part 1 (containing Strategic Allocations and Development Management policies) and Part 2 Local Plan (containing Non-Strategic Allocations and town

centre boundaries) be changed in favour of a combined single plan approach, and as such this updated LDS version takes this into account.

6. The LDS sets out an updated timetable for the delivery of the Fylde Local Plan to 2032, along with risks to that timetable. The timetable is set out below:

**Revised timetable for the Fylde Local Plan to 2032 – Revised Preferred Option**

Revised preferred Option out for consultation	<b>15 October – 03 December 2015</b>
Consultation on Publication Version (soundness of the document)	Minimum 6 week consultation as set out in SCI – plan on deposit from <b>August – September 2016</b>
Submission of all documents and Responses to Secretary of State	<b>December 2016</b>
Examination in Public (EiP)	<b>January 2017</b>
Adoption by Fylde Council	<b>March 2017</b>

**CONCLUSION**

7. The LDS is an important tool to aid consultation on the emerging Fylde Local Plan to 2032, and any Supplementary Planning Documents, as it sets out a timetable which the council is committed to follow, in preparing and consulting on documents within the Development Plan, thereby giving the general public and other stakeholders advance warning of when consultations on the Development Plan are expected to take place.
8. It is a legal requirement for the council to keep its LDS up to date and approval of this November 2015 LDS will ensure the council meets this requirement.
9. A revised LDS can only be adopted by a resolution of the council, so the committee is asked to recommend that the council resolve to adopt the revised LDS at its next available meeting.

<b>IMPLICATIONS</b>	
Finance	There are no financial implications as a result of the LDS.
Legal	Production of a LDS is a legal requirement.
Community Safety	There are no community safety implications arising directly from this report.
Human Rights and Equalities	None arising directly from this report.
Sustainability and Environmental Impact	None arising directly from this report.
Health & Safety and Risk Management	There are no health and safety implications arising from this report

<b>LEAD AUTHOR</b>	<b>TEL</b>	<b>DATE</b>	<b>DOC ID</b>
Sara Jones	01253 658420	26 October 2015	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Local Development Scheme	March 2007	<a href="http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/local-development-scheme/">http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/local-development-scheme/</a>

#### Attached documents

1. Appendix A: Draft updated Local Development Scheme (November 2015)



# LOCAL DEVELOPMENT SCHEME

FYLDE BOROUGH COUNCIL  
(NOVEMBER 2015)



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## Disclaimer

The factual information contained in this Local Development Scheme is believed to be correct at the time of survey or publication and care has been taken to ensure accuracy. However, neither Fylde Borough Council nor any of its officers give any guarantee, warranty or representation in respect of any information contained within.



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  - Saved Local Plan Policies
  - Development Plan Documents
  - Non-development Plan Documents
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# 1. WHAT IS A LOCAL DEVELOPMENT SCHEME (LDS)?

## What is an LDS?

1.1 All local planning authorities are required to produce a Local Development Scheme (LDS), which details the documents that will comprise the Development Plan for the area.

1.2 An LDS should contain a timetable showing when each document is estimated to be completed and whether the council is on target to achieve the estimated deadline.

## Why is Fylde Council producing a new LDS?

1.3 A Local Development Scheme is a document that local planning authorities are required to produce under the Planning and Compulsory Purchase Act 2004 (As Amended by the Localism Act 2011). It must be available publically and kept up to date. Planning Practice Guidance (Paragraph 009 Reference ID: 12-009-20140306) states *"Local planning authorities should publish their Local Development Scheme on their website"*

1.4 The existing LDS was published in March 2007, and contained references to a Local Development Framework (LDF). Local Planning Authorities are now encouraged to produce a single Local Plan rather than an LDF. In addition, there have been various changes to planning legislation in particular:

- the Localism Act 2011, which was formally adopted in November 2011;
- the publication of the National Planning Policy Framework (NPPF) which saw the transition from Local Development Frameworks to Local Plans and the introduction of neighbourhood planning;
- the Town and Country Planning (Local Planning) (England) Regulations 2012;
- the Neighbourhood Planning (General) (Amendment) Regulations 2015: and
- the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The 2007 LDS is therefore considered out of date.

## 2. ADOPTED LOCAL PLAN (2005) SAVED POLICIES:

### Current Local Plan

2.1 The Fylde Borough Local Plan (As Altered) (Oct 2005) is an amalgamation of two documents:

- The Fylde Borough Local Plan 1996-2006, And,
- The Fylde Borough Local Plan Alterations Review 2004-2016.

2.2 The Alterations Review was published due to a number of matters that arose in the period leading up to, and since the adoption of the earlier Local Plan, which argued strongly in favour of reviewing the housing chapter and some limited aspects of other parts of the plan.

### Saved Local Plan Policies

#### Fylde Borough Local Plan, May 2003

2.3 In order to retain specified policies in the Fylde Borough Local Plan (FBLP) beyond 28 September 2007, the council was required to seek the Secretary of State's agreement to issue a direction. The direction under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004, in respect of the FBLP, was issued by the Secretary of State on the 18 September 2007.

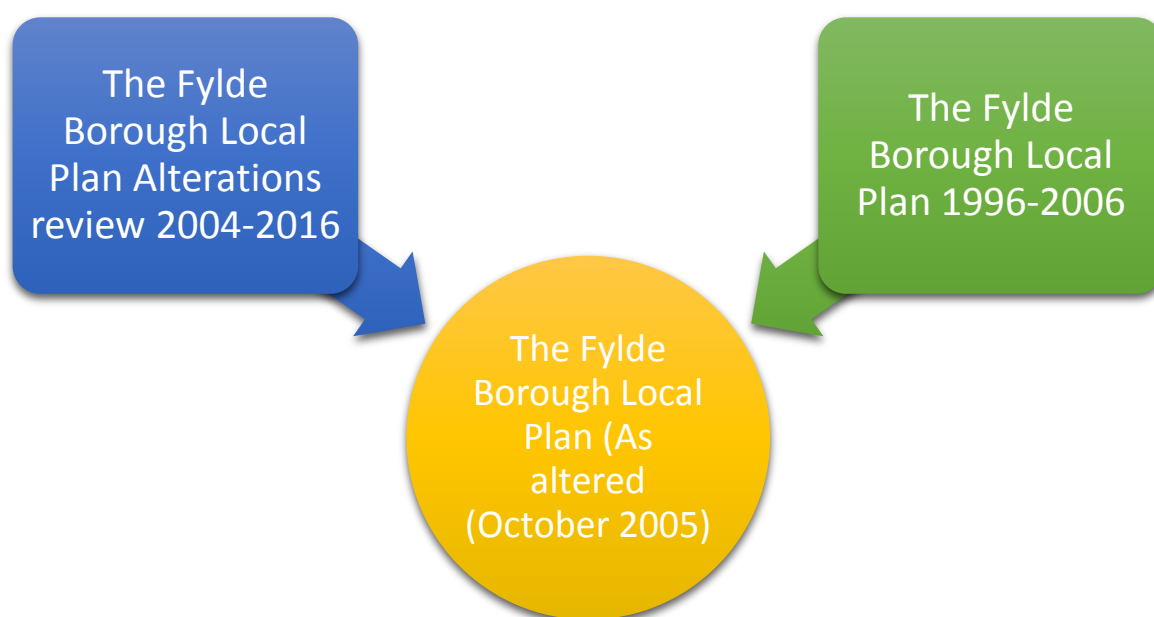
2.4 All policies in the FBLP were saved, except Policy TR9: Car Parking within New Developments. This policy related to Appendix 7 which was deleted from the FBLP by means of the alterations review, and car parking standards were subsequently provided by the adopted Joint Lancashire Structure Plan 2001-2016.

#### Fylde Borough Local Plan Alterations Review, October 2005

2.5 The nine policies introduced in the alterations review were saved until the 9 October 2008. In order to retain specified policies in the alterations review beyond this date, the council were required to seek the Secretary of State's agreement to issue a direction. The direction under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004, in respect of the FBLP, was issued by the Secretary of State on the 2 October 2008.

- The Fylde Borough Local Plan 1996 – 2006, adopted on 19 May 2003, and prepared in general conformity with the Lancashire Structure Plan 1991 – 2006 (LSP); and
- The Fylde Borough Local Plan Alterations Review 2004 – 2016, adopted on 10 October 2005, and prepared in general conformity with the Joint Lancashire Structure Plan 2001 – 2016 (JLSP).

All policies in the Alterations Review were saved, with the exception of Policy HL1: The Quantitative Housing Issue/Affordable Housing.



*(Figure 1: Current Fylde adopted Local Plan)*

2.6 To view the adopted Fylde Borough Local Plan (As Altered) (Oct 2005) please see the webpage below.

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/fylde-borough-local-plan-altered-october-2005/>

## Development Plan Documents

2.7 In addition to the adopted Fylde Borough Local Plan (As Altered) (Oct 2005) the Development Plan for Fylde comprises of the following:

- Saved Policy 29 of the Joint Lancashire Structure Plan 2001-2016: Sites for Gypsy and Traveller Families, adopted March 2005;
- Joint Lancashire Minerals and Waste Development Framework Core Strategy Development Plan Document, adopted February 2009; and
- Joint Lancashire Minerals and Waste Local Plan: Site Allocations and Development Management Policies, adopted September 2013.

The Secretary of States direction is available to view on the following link:

<http://www.fylde.gov.uk/business/planning/local-development-plan/>

## Non Development Plan Documents

2.8 In addition to the Adopted Local Plan and other Development Plan Documents, Fylde Council also operates:

- A House Extensions Supplementary Planning Document (2007) <http://www.fylde.gov.uk/business/planning/extending-home-supplementary-planning-document/>
- An Interim Housing Policy (2008) (revised with addendum III 2013) <HTTP://WWW.FYLDE.GOV.UK/COUNCIL/PLANNING-POLICY--LOCAL-PLAN-/INTERIM-HOUSING-POLICY/>

### 3. LOCAL DEVELOPMENT SCHEME 2015:

#### LDS 2015

3.1 Following a decision by Fylde Council's Cabinet on the 26 November 2014, it was agreed that the previous decision to produce a Part 1 Local Plan (containing Strategic Allocations and Development Management policies) and Part 2 Local Plan (Containing Non-Strategic Allocations and town centre boundaries) be amended in favour of a combined single plan approach.

3.2 There are no other documents proposed to form part of the Local Development Scheme at this stage.

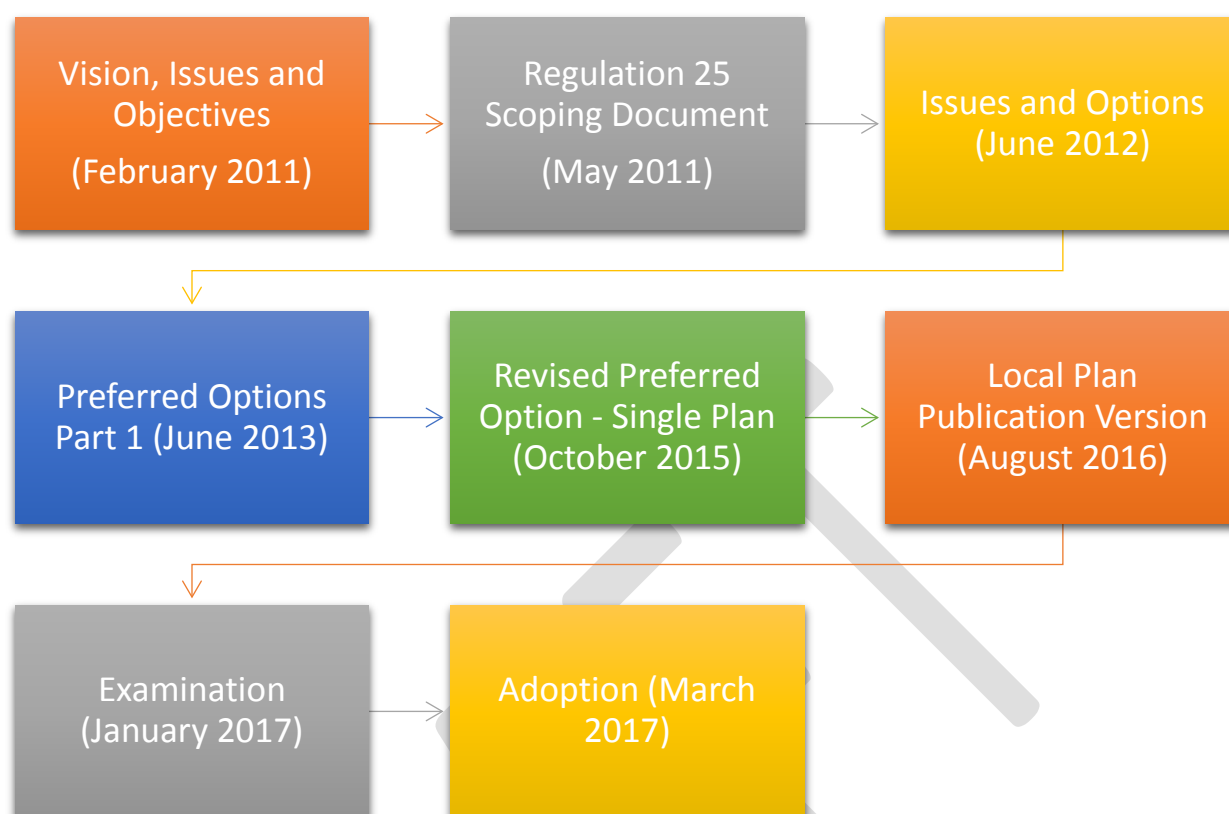
3.3 The current timetable for the combined Fylde Local Plan to 2032 is presented below:

- Revised Preferred Option (RPO) Consultation – 15 October to 3 December 2015.
- Consultation on the Publication Version – August/September 2016.
- Examination in Public - January 2017.
- Local Plan Adoption - March 2017.

For the latest updates on the emerging Fylde Local Plan to 2032 please see the webpage below:

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/>

## Fylde Local Plan to 2032 timetable



## Resources

3.4 The following in-house resources will be made available for preparing the Local Plan:

- Planning Policy Manager
- 2 x Principal Planning Officers (1 permanent/1 temporary member of staff until March 2017)
- 2 x Planning Officers (1 permanent/1 temporary member of staff until March 2017)
- Research and Information Officer
- Cartographer/GIS Officer

3.5 The Local Plan will play a crucial role in helping to implement the council's vision, strategic objectives and development strategy, which sets out how the council would like the Fylde borough to look in 2032. As such, wider resources within the council will be drawn upon to prepare and implement the Local Plan, including the skills and expertise of colleagues in respect of:

- Built Heritage/Conservation
- Development Management
- Economic Regeneration
- Environmental Health
- Housing
- Parks and Horticulture Services
- Tourism

3.6 Joint working with Lancashire, Wyre, Preston and Blackpool Councils is coordinated through an Officer Working Group, as part of the duty to co-operate. There is also a Joint Advisory Committee (JAC) made up of elected Members from each council, and Lancashire County Council.

3.7 Lancashire County Council has a critical role to play in planning and implementing infrastructure to support Local Plan proposals, particularly in relation to transport and education. Consultants have been, and will be, engaged on specific projects where there is a lack of expertise or capacity in-house, for example the production evidence based studies and documents.

### Risks to timetable

3.8 There will always be a degree of uncertainty associated with preparing a Local Plan, and the following issues contained in the table below could possibly delay the progress of the Plan.

Possible risk	How this could potentially impact on Fylde Local Plan?
<b>New National Policies Published</b>	The Government are continually changing, modifying and publishing planning policy and as a result additional work to comply with new requirements could result in further/new evidence having to be commissioned and the plan having to be re-drafted and re-consulted on.
<b>Change in Local Government</b>	A new Local Government could decide to take a different course with regard to the local plan process, this could lead to large parts of the Local Plan needing to be re-written. However, it would still need to comply with national policy.
<b>High demand for the Planning Inspectorate's services</b>	A high demand for the Planning Inspectorates services around the time proposed for the Fylde examination in public could lead to a delay in arranging the EiP. This could lead to key milestones not being met.
<b>Local Plan found unsound</b>	The Planning Inspector could advise that the work undertaken is unsound and as a result the Local Plan would require additional work and repetition of specific stages of the process. Regular legal advice should ensure that this does not happen.
<b>Unforeseen pressures on staff time &amp; staff turnover</b>	Staff diverted to other work and reduced staff numbers including recruitment difficulties may cause slippage in the Local Plan preparation.
<b>External Bodies could delay the Local Plan</b>	Other bodies, including statutory consultees, could delay the Local Plan by not making responses on time or by requesting significant changes late on in the plan preparation process.
<b>Legal Challenge</b>	There is a possibility that the document is quashed completely or there is a requirement to repeat the work.



## Evidence Base

3.9 Local planning authorities should prepare and maintain an up-to-date evidence base on key aspects of the social, economic and environmental characteristics of their area, to enable the preparation of a sound spatial plan meeting the objectives of sustainable development.

3.10 The evidence base needs to be a true and accurate reflection of the borough. In testing the soundness of Local Plans at examination, the evidence base will be relied upon. Simply put, the evidence base is critical to the production of the Local Plan.

3.11 Fylde's current evidence base consists of a wide range of documents. This evidence base is constantly being added to and updated as the plan preparation progresses. The list of evidence base documents includes:

- Employment Land and Premises Study (2012)
- Fylde Borough Area Profile (2012)
- Fylde Coast Retail Study (2013)
- Fylde Coast Strategic Housing Market Assessment and Addendums (SHMAA) (2014)
- Gypsy and Traveller Accommodation Assessment (2014)
- Housing Requirement Paper (2015)
- Lancashire and Blackpool Local Flood Risk Management Strategy (2014 – 2017)
- Lancashire Strategic Economic Plan (2014)
- Locally Set Floorspace Threshold (2014)
- Strategic Housing Land Availability Assessment (SHLAA) (2012)

3.12 Additionally, the following documents are also currently being prepared:

- Fylde Coast Highways & Transport Masterplan (2014)
- Habitats Regulation Assessment
- Health Impact Assessment
- Local Plan Economic Viability Assessment
- Open Space Sport and Recreation Study
- Playing Pitch Strategy
- Rural Proofing Assessment
- Sports Facilities Review
- Sustainability Appraisal

3.13 The lists above are not exhaustive. They do not cover all those other corporate, sub-regional or regional plans and strategies that may be used to help inform preparation of the Local Plan. Future documents to support the Local Plan may also be prepared. Further details about the evidence base are on the council's website.

### Authority Monitoring Report (AMR)

3.14 In addition to a Local Plan, an Authority Monitoring Report will be produced annually with a base date of the 31 March. This will monitor the Local Plan and also contain contextual information on the borough. Each Authority Monitoring Report will be produced in the autumn following the 31 March and will be made available on the following webpage. <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/annual-monitoring-report/>

### Statement of Community Involvement (SCI)

3.15 Fylde Council's planning policy team has produced an updated Statement of Community Involvement (SCI), which takes into account the government's planning changes since the previous SCI was adopted in 2011. The new SCI details the parties to be consulted, and the manner of consultation, both during the process of determining planning applications and in formulating Development Plan documents, including who the council will consult with, when and how. The draft SCI will be consulted on in the autumn of 2015 (alongside the RPO) and adopted shortly afterwards. The draft SCI will be published for consultation on the following webpage. <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/statement-community-involvement/>

### Neighbourhood Planning

3.16 In addition to producing planning policy documents Fylde Council will provide support to the relevant bodies undertaking Neighbourhood Planning. Precise details of the support that Fylde Council will provide in the Neighbourhood Planning process is set out in the Neighbourhood Planning protocol available at the following webpage along with the latest updates. [www.fylde.gov.uk/neighbourhoodplanning/](http://www.fylde.gov.uk/neighbourhoodplanning/)

### Community Infrastructure Levy (CIL)

3.17 It is anticipated that the council will begin developing Community Infrastructure Levy (CIL) after consultation on the RPO. The CIL will comprise a charging schedule and a Regulation 123 list of infrastructure projects or areas. CIL is the Government's response to the need for development to contribute to the provision of infrastructure either directly or indirectly related to the development in question; and the view that the planning obligations (Section 106) provisions provided only a partial and variable response to capturing funding contributions for infrastructure.

# 4. FYLDE LDS SUMMARY GRAPH

DRAFT

	2015								2016												2017			2018
Local Plan Stage	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Jan
Draft Revised Preferred Option (RPO) (Single Plan)																								
RPO Consultation (7weeks)																								
Responses Report																								
Local Plan Publication Version Plan preparation																								
Local Plan Publication Consultation (6 weeks)																								
Modifications																								
Submission																								
Examination in Public																								
Adoption																								
<b>SPD's</b>																								
Affordable Housing																								
Areas of Search for Renewables																								
Car Parking																								
Biodiversity, Mitigation, Compensation and Enhancement																								
Renewable Energy																								

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# DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	DEVELOPMENT MANAGEMENT COMMITTEE	18 NOVEMBER 2015	5

## WOODLANDS ROAD PUBLIC REALM SCHEME PHASE 3

### PUBLIC ITEM

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

#### SUMMARY

The regeneration of the town, district and village centres of the Borough has been a priority for a number of years and is a key component of the Councils Economic Development Strategy. Public realm improvements in Ansdell have been an ongoing project and the two previous phases of works have had a significant, beneficial impact on improving the environment within the defined district centre.

Woodlands Road is a defined scheme within the Council's Regeneration Framework.

In the Council's capital programme for 2015/16, a sum of £85,000 has been allocated towards the implementation of a further phase of the public realm improvement programme. This is identified as the section of Woodlands Road between the railway bridge and Kingsway, which is on the Fairhaven side but, in common with previous phases, is a wholly commercial frontage.

The scheme continues the previous approach to street design including re-paving, tree planting, new street lighting and the installation of decorative bollards.

In addition to the £85,000 funding from this Council, Lancashire County Council will make a contribution to the additional street lighting element, amounting to around £4,000. The funding contribution would be handled by the County Council and does not increase the scheme cost to Fylde Council.

#### RECOMMENDATIONS

1. That Committee authorise expenditure in the sum of £85,000 for the purposes of implementing Phase 3 of the Woodlands Road Regeneration Scheme this to be met in full from the scheme for this purpose within the approved Capital Programme for 2015/16;
2. That Committee approve the proposed design for the identified scheme;
3. That Committee authorise officers to undertake detailed amendments to the scheme as it progresses through to construction. However, if material alterations are subsequently required or proposed the scheme will be referred to Committee for further consideration.

<b>CORPORATE PRIORITIES</b> (delete V which are not relevant)			
To Promote the Enhancement of The Natural & Built Environment ( <b>Place</b> )	√	To Encourage Cohesive Communities ( <b>People</b> )	√
To Promote a Thriving Economy ( <b>Prosperity</b> )	√	To Meet Expectations of our Customers ( <b>Performance</b> )	

## **SUMMARY OF PREVIOUS DECISIONS**

Report to the Council's former Cabinet entitled 'Town Centre Regeneration' dated 14<sup>th</sup> January 2015.

## **REPORT**

### **Background**

1. The approved Capital Programme for 2012/13 included a sum of £200,000 to support the regeneration of Woodlands Road, Ansdell. This was supplemented by contributions from Lancashire County Council (LCC), the remnants of the 'Blue Bus Monies' and a small amount from the former Local Strategic Partnership. The sum of £268,000 was subsequently used for the significant refurbishment of the public realm, centred on the Woodlands Road and Commonside junction. Subsequently, a further £70,000 was negotiated under the terms of a Section 106 Agreement for a second phase, in connection with the Heyhouses scheme incorporating the Booths supermarket, bringing the total scheme cost to c. £342,000 (including a further contribution negotiated with LCC in connection with the provision of new street lighting fittings).
2. The completed first two phases have been welcomed by local traders and the broader community, as the scheme has significantly uplifted the quality of the local environment. The refurbishment for Woodlands Road has included new paving and kerbing, the re-establishment of boundary walling, decorative street lighting to include hanging basket fittings, street furniture including a bespoke bollard design and community notice board. New street tree planting is a notable feature. In common with other regeneration schemes, the private forecourt areas of some of the commercial frontages were incorporated, through agreement with building owners. Whilst in private ownership, the forecourts effectively appear as part for the street as they are contiguous with the adopted footway with no discernible barriers or enclosure to create a sense of separation. This approach has obvious advantages from a visual perspective.
3. The commercial frontage of Woodlands Road is extensive and, in addition to the significant area inland of the railway/station bridge that has benefitted from the earlier phases, there is a terrace of properties on the seaward side (actually within Fairhaven, between the bridge and Kingsway) the forecourts and footway areas of which remain unimproved.
4. The approved Capital Programme for 2015/16 includes a scheme in the sum of £85,000 for the extension of the Woodlands Road scheme to improve the frontage areas of the aforementioned terrace.

### **Scheme Details**

5. The proposed scheme design follows on from earlier phases as described in the foregoing paragraph 2. The forecourts are included to the ten properties and to date eight owners have given their support. The two remaining property owners have proved difficult to track down but it is hoped that they will be soon be contacted directly following extensive research to establish who they are. Many of the owners – and tenants – are keen on the proposals to plant trees

having seen the effectiveness of them being introduced within the earlier phases. As with all schemes of this nature, as it progresses, there may be the need to make minor revisions taking account of unforeseen circumstances which has, in the past, included the presence of basements or services that do not accord with presumed locations. For this reason, Committee is asked to allow officers to make minor working amendments to the scheme as appropriate on the basis that such changes do not materially affect the scope, content and objectives of the scheme as presented.

6. The scheme has been quantified through the partnership arrangement established through the development of earlier schemes, with Lancashire County Council. This system ensures competitive rates for the procuring of materials and labour costs. The scheme has been tailored to fall within the available budget, albeit slightly under, although there could be small variations when the final scheme cost is calculated shortly before commencement.
7. The property owners will be asked to enter into a legal agreement with the Council to allow for construction to take place but also to ensure that the quality materials that are to be used will not be compromised in the future were any excavation to take place within forecourts for the purpose of service repairs or renewals. This is standard practice with schemes of this nature.
8. Lancashire County Council has indicated that subject to all the preliminary matters being resolved, it is hoped that work can commence soon into the new calendar year and, subject to the prevailing weather conditions at the time, the work will take between four and six weeks to complete.
9. Subject to Committee approval, detailed discussions will take place with property owners and the procurement route undertaken including ordering the new street lighting columns, materials and the scheme being programmed into the work schedules of Lancashire County Council.

#### **Value of Money and Procurement**

10. For some time the Borough Council has had a working arrangement with LCC that has acted as the main contractor for regeneration schemes, working hand in hand with the Regeneration Team in their implementation. Many of the works take place within the adopted highway. In a number of cases, the County Council has made a financial contribution. As the details and specifications of the scheme emerges, taking into account issues such as ground conditions and constructional matters, the calculation of the cost of a particular scheme can be refined giving increased accuracy. This process therefore minimises financial risk, in addition to saving time and expense including the involvement of external quantity surveyors. In addition, as the County Council is the main contractor and works closely with the Council, this gives an assurance that ongoing costs can be very closely monitored and if needs be, design details and specifications can be adjusted as construction progresses. The County Council has its own costs and procurement regulations to ensure best value, which is effectively passed on to this Council. It is proposed, therefore, that as previously agreed, this method of procurement and implementation continues in respect of this phase of works.

#### **Financing the Scheme**

11. The project is fully funded from the approved Capital Programme scheme for this purpose in 2015/16 and has been designed so as to match the total budget available. A separate contribution amounting to some £4,000 will, in effect, be made by the County Council in respect of street light installation and connections. This financial element of the scheme will be dealt with directly by LCC.

#### **Future Revenue Budget Impact**

12. Future revenue budget impacts will be limited since much of the scheme will be, by and large, paving work which has an extremely long, largely maintenance free lifespan. In the case of works



to forecourts, agreement is reached with property owners regarding their responsibility for future maintenance, such as may be required. Lighting and highway trees will become the responsibility of the County Council. Taken as a whole, there will be no future maintenance liability associated with the scheme to the borough council.

### **Risks Associated with the Scheme**

13. The Bill of Quantities illustrates that the scheme cost falls within the available budget. The scheme is monitored throughout construction and reporting mechanisms in place to ensure that costs are carefully controlled. To date, all of the regeneration schemes have been delivered within budget. All potential issues that could result in a budget overrun are carefully assessed before the commencement of works and minimised as far as is possible. All legal issues appertaining to land ownership and traffic management issues that are relevant are resolved prior to commencement. The financial and other risks associated with this capital scheme are therefore minimised as far as is possible.

### **Alternatives**

14. This capital scheme is specifically targeted at Woodlands Road as an identified extension to previous phases of work. The design seeks to maintain the same specification of the previous phases in respect of quality, design and construction principles. The cost ratios associated with the scheme are based on the previous scheme and the quality of craftsmanship is expected to be high, judging by the outcome of previous phases.

### **Conclusion**

15. This report details the proposed implementation of Phase 3 of the Woodlands Road regeneration scheme, in accordance with the scheme for this purpose that is included within the approved Capital Programme for 2015/16. The procurement and implementation path follows on from earlier phases. The completed scheme will achieve a significant enhancement of this particular section of the road which has a commercial character. The scheme has the widespread support of the local business community and the property owners have indicated their support. Following on from Committee approval, the details of the scheme will be brought forward for implementation, projected to be in the new calendar year with a construction time estimated to be no more than six weeks.

<b>IMPLICATIONS</b>	
Finance	This reports request approval for expenditure in the sum of £85,000 for the purposes of implementing Phase 3 of the Woodlands Road Regeneration Scheme, this to be met in full from the scheme for this purpose within the approved Capital Programme for 2015/16.
Legal	Legal agreements required with property owners to allow for scheme construction and future maintenance.
Community Safety	None directly applicable
Human Rights and Equalities	The scheme relates directly to enhancements to the public realm would, therefore, benefit and support equality within the community and has been designed having regard to the access needs of the community.
Sustainability and Environmental Impact	Proposed scheme aimed at enhancing town/district centre economic sustainability
Health & Safety and Risk Management	Matters dealt with by Lancashire County Council in the context of the delivery of the scheme.

LEAD AUTHOR	TEL	DATE	DOC ID
Paul Drinnan	01253 658434	28 <sup>th</sup> October	

LIST OF BACKGROUND PAPERS		
Regeneration Framework	2010	Town Hall, St Anne's or <a href="http://www.fylde.gov.uk">www.fylde.gov.uk</a>
Report to Cabinet, Woodlands Road Public Realm scheme	16 <sup>th</sup> January 2013	Town Hall, St Anne's

# INFORMATION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	DEVELOPMENT MANAGEMENT COMMITTEE	18 NOVEMBER 2015	6

## FYLDE HIGH STREET INNOVATION FUND

### PUBLIC ITEM

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

### SUMMARY OF INFORMATION

In March 2012, the Minister of State for Housing and Local Government announced that Fylde Borough Council would receive £100,000 through a new initiative known as the High Street Innovation Fund (HSIF).

This report provides an update on how this funding has been spent by the Town Centres Forum under a scheme known as Fylde High Street Innovation Fund and progress update on delivery of each project.

The table below provide a very simple summary of the progress to date. There are three projects which have not yet claimed the full grant allocation from the Council; at present it is anticipated that they will do so before the end March 2016.

Grant Recipient	Payments to Date	Project	Total Grant	Complete	Payments Owing
Lytham Business Partnership	£22,000	Arts Festival	£22,000	Yes	£0
Lytham Business Partnership	£10,000	Christmas Lights	£10,000	Yes	£0
Friends of St Annes Art Trail	£1,500	Art Trail	£1,500	Yes	£0
Lytham Business Partnership	£2,500	Flag Festival	£5,000	No	£2,500
Lytham Business Partnership	£4,000	Town Signage	£8,000	No	£4,000
St Annes on the Sea Town Council	£3,000	Banners	£3,000	Yes	£0
St Annes on the Sea Town Council	£10,000	Christmas Lights	£10,000	Yes	£0
St Annes on the Sea Town Council	£5,500	Town Signage	£5,500	Yes	£0
Kirkham Town Council/LCC	£0	Public Realm	£35,000	No	£35,000
	<b>£58,500</b>		<b>£100,000</b>		<b>£41,500</b>

### SOURCE OF INFORMATION

Director of Development Services – Economic Development

**LINK TO INFORMATION**

N/A

**WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?**

The Community Focus Scrutiny Committee requested an update on the progress of the Fylde High Street Innovation Fund at its meeting of 6<sup>th</sup> November 2014. This report provides that update.

**FURTHER INFORMATION**

Stephen Smith

Economic Development Officer

01253 658445

# INFORMATION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	DEVELOPMENT MANAGEMENT COMMITTEE	18 NOVEMBER 2015	7

## PLANNING APPEALS

### PUBLIC ITEM

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

### SUMMARY OF INFORMATION

An examination of appeal decisions has been carried out for the period from 1 August 2014 to 30 September 2015. During this 14 month period, 18 appeals were determined which was lower than the previous 14 month period during which 25 appeals were determined. Of those appeals that progressed to a decision, 82% were dismissed which compares favourably with the England average of 65%<sup>1</sup>. It should be noted that 2 appeals against the refusal of planning permission for major housing developments (more than 10 dwellings) were allowed, one for up to 30 dwellings at Kings Close, Staining and one for up to 360 dwellings at Blackfield End Farm, Warton. Both of these appeals were allowed despite being located within areas designated as open countryside in the Fylde Borough Local Plan. The reduction in the overall number of appeals and the limited number of public inquiries held during the period will have reduced the demand on Council resources over previous years.

### SOURCE OF INFORMATION

Head of Planning & Regeneration from information held on Acolaid, the Service's computerised records system.

### LINK TO INFORMATION

[Breakdown of planning appeal decisions received between 1 Aug 2014 & 30 Sept 2015.](#)

### WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The Policy Development Scrutiny Committee considered a report on 9<sup>th</sup> October 2014 outlining the background to planning appeals, an assessment of the appeal decisions over the previous 2 year period and the policy on reducing the number and cost of those appeals. The committee resolution included that the success rate in defending planning appeals continued to be monitored, with a similar monitoring report to be brought to the appropriate committee in 12 months.

### FURTHER INFORMATION

Contact Mark Evans, Head of Planning & Regeneration, 01253 658460 mark.evans@fylde.gov.uk

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<sup>1</sup> 2013/14 most up to date national figure available

## **Breakdown of planning appeal decisions received between** **1 August 2014 and 30 September 2015**

**Table 1. No of appeal decisions received during period**

<b>Appeal Method</b>	<b>No of Appeals</b>	<b>% age of Appeals</b>	<b>Allowed (Number)</b>	<b>Allowed (%)</b>	<b>Dismissed</b>	<b>Withdrawn</b>	<b>Average Allowed England (13/14) *</b>
Householder	3	14%	1	33%	2		37%
Written Representations	15	71%	1	9%	10	4	32%
Hearing	2	10%	0	0%	2		47%
Public Inquiry	1	5%	1	100%			62%
<b>Total</b>	<b>21</b>		<b>3</b>		<b>14</b>	<b>4</b>	

(\* Source - The Planning Inspectorate Annual Statistical Report 2013-14)

**Table 2. Appeal decisions by scale and decision**

<b>Type of Appeal</b>	<b>Number</b>	<b>Allowed</b>	<b>Dismissed</b>	<b>Withdrawn</b>
Major	4	2		2
Minor	12		10	2
Householder	3	1	2	
Condition	1		1	
Change of Use	1		1	
<b>Total</b>	<b>21</b>	<b>3</b>	<b>14</b>	<b>4</b>
<b>%age of appeals **</b>		<b>18%</b>	<b>82%</b>	

(\*\* of those progressed to decision)

**Table 3. Appeal decisions by category of development**

<b>Category</b>	<b>Allow</b>	<b>Dismissed</b>	<b>Withdrawn</b>
Commercial		2	1
Leisure		2	
Housing (>10)	2		2
Housing (<10)		2	
Extensions and alterations	1	6	
Change of Use		1	1
Conditions		1	
<b>Total</b>	<b>3</b>	<b>14</b>	<b>4</b>

# INFORMATION ITEM



REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	DEVELOPMENT MANAGEMENT COMMITTEE	18 NOVEMBER 2015	8

## BUDGET SETTING – REVENUE BUDGET 2016/17 - 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 2016/17 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 2016/17 – First Draft

### LINK TO INFORMATION

<http://www.fylde.gov.uk/council/finance/1617/>

### WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The provision of a first draft of the 2016/17 Revenue Budget to the Council's Programme Committees is referenced within the Timetable for Developing Budget Proposals 2016/17 report which was approved by the Finance and Democracy Committee at the meeting of 28th September 2015.

This 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 2016/17 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. A further budget-rightsizing exercise will be carried out early in 2016 and this first draft will be updated to reflect any changes arising from that piece of work.

The final revenue budget for 2016/17 will include any subsequent decisions made will be presented to Members for approval at the Council meeting on 2<sup>nd</sup> March 2016.

**FURTHER INFORMATION**

Contact: Paul O'Donoghue, Chief Financial Officer.

Telephone: 01253 658566

e-mail: [paul.o'donoghue@fylde.gov.uk](mailto:paul.o'donoghue@fylde.gov.uk)



# INFORMATION ITEM



REPORT OF	MEETING	DATE	ITEM NO
CHIEF EXECUTIVE	DEVELOPMENT MANAGEMENT COMMITTEE	18 NOVEMBER 2015	9

## THE CORPORATE PLAN 2016-2020

### PUBLIC ITEM

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

#### SUMMARY OF INFORMATION

The link in the report is to the proposed Corporate Plan strategic objectives and outcomes for the period 2016-2020. The Corporate Plan is developed through consultation and feedback with stakeholders based on the key strategic responsibilities of the Council. The Plan takes into consideration emerging legislation, policy and changes in resources and responsibilities and is informed by partners, elected members and external organizations.

The Corporate Plan is a high level strategic document that forms part of the Council's budget and policy framework. The document has developed over time and is presented as a single sided 'poster' style matrix with long term outcomes, medium term targets and short term specific actions. The plan is part of a wider performance management framework and links with the Directorate Service Plans developed each year.

The current Corporate Plan expires in 2016, the revised plan outlines the key achievements that the council will deliver between 2016 and 2020. Members can submit comments, suggestions or feedback on the Corporate Plan by emailing [alex.scrivens@fylde.gov.uk](mailto:alex.scrivens@fylde.gov.uk) or calling 01253 658543. The final draft will be presented to Full Council in December for approval.

#### SOURCE OF INFORMATION

Current legislation in all service areas.  
Local Government Association guidance.  
District Council Network advice, initiatives and projects.  
Service Plans.  
Partner consultation, research and feedback.  
Medium Term Financial Forecast.  
Resident Survey and other customer feedback mechanisms.

#### LINK TO INFORMATION

[Proposed Corporate Plan 2016-2020](#)

**WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?**

The information is being included on the agenda of every committee in the November cycle of meetings to ensure that all elected members are aware of the opportunity to provide comment, suggestion and seek clarification on the proposed Corporate Plan.

**FURTHER INFORMATION**

Allan Oldfield, [allano@fylde.gov.uk](mailto:allano@fylde.gov.uk) 01253 658500

### Priorities & achievements...

#### VALUE FOR MONEY

Spending your money in the most efficient way to achieve excellent services we will:

- Increase income through new and existing means
- Deliver the accommodation project
- Continuously review services and assets
- Manage and invest effectively in the council's finances
- Maximise marketing opportunities
- Create a digital council

#### CLEAN & GREEN

Delivering the services that customers expect of an excellent council we will:

- Continue to deliver high standards of cleanliness
- Mitigate the impact of the loss of the LCC waste subsidy
- Deliver high quality parks and open spaces
- Ensure beaches and waters are clean and safe
- Build on the achievements of the In Bloom initiative

#### A VIBRANT ECONOMY

Working with all partners we will:

- Improve the transport infrastructure and traffic flow
- Support Enterprise Zones
- Improve car parking
- Enhance and improve our town and village centres
- Deliver the coastal defence project at Fairhaven and Church Scar with the Environment Agency
- Attract new businesses and develop existing ones

#### A GREAT PLACE TO LIVE

To make sure Fylde continues to be one of the most desirable places to live we will:

- Achieve adoption of the Local Plan
- Deliver housing that meets the need in all communities
- Ensure high standards of housing across all markets
- Approve development that enhances the community
- Implement enforcement action on unauthorised development
- Support and promote volunteers' efforts to improve their local community
- Involve local residents in the future of their community
- Deliver activities for all age groups
- Champion the quality and reputation of Fylde
- Recognise the significance of our heritage assets

#### A GREAT PLACE TO VISIT

Promoting Fylde as a great destination to visit, we will:

- Deliver and support quality events throughout the Fylde
- Maximise the natural assets of our coast and countryside by improving their facilities
- Offer an arts collection that is available to everyone
- Provide a positive first impression of Fylde
- Use technology effectively to make Fylde more accessible
- Encourage visitor feedback to improve our tourism offer

### The actions we plan to take to deliver our priorities...

#### ACTIONS

Agree funding approach for the remaining phases of the accommodation project

Produce and implement an investment strategy

Further reduce the requirement for paper/print through the use of technology

Increase online service /information provision

Explore and initiate new income streams

#### ACTIONS

Actively enforce waste and cleansing legislation

Identify and target fly tipping hotspots to reduce their levels

Promote initiatives to reduce dog fouling

Focus resources on the reduction of seasonal litter

Maintain and increase Green Flag status for parks and open spaces

Strive to achieve Blue Flag status for the beaches

Work with partners to improve the quality of the bathing water

Review the waste service to deliver savings through changes

Improve signage in areas where dog controls are in place

#### ACTIONS

Assess the benefits of becoming a member of the Combined Authority

Engage effectively with the Local Enterprise Partnership

Progress the re-opening of the M55/ Moss Road link

Support the Fylde Coast highways and transport masterplan projects (junction 2)

Enforce car parking regulations and review car parking options

Develop the digital high street

Engage positively in the Duty to Co-operate on planning initiatives

Facilitate and support Town Centre Partnerships

Channel business rates funding opportunities to economic development

#### ACTIONS

Implement the timetable for the Local Plan delivery

Provide appropriate provision for Travellers

Take enforcement action on unauthorised encampments

Carry out resident surveys and act upon the findings

Review and improve bus shelter provision

Deliver the actions within the heritage strategy

Build on the success of the Residents' Car Parking Scheme

Review public information systems for residents

#### ACTIONS

Develop a policy on events including Club Days, festivals and concerts

Implement actions from the arts review

Improve information in tourist areas and about tourist areas including entrance signage and welcome points

Develop and promote rural tourism

Decide the most effective way to market Fylde, including the future of the holiday guide

Carry out visitor surveys and act upon the results

Review and develop social media and online information

Improve the Promenade and its attractions

Revisit the strategy for the development of Fairhaven Lake

# INFORMATION ITEM



REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	DEVELOPMENT MANAGEMENT COMMITTEE	18 NOVEMBER 2015	10

## OUTSIDE BODIES

### PUBLIC ITEM

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

### SUMMARY OF INFORMATION

On 6 July 2015 the Council made a number of appointments to outside bodies. These appointments followed from recommendations from the programme committees for appointments from within their respective memberships.

In line with the Protocol for Members on Outside Bodies (Part 5f of the Council's Constitution), every member serving on an outside body is required to complete a reporting form every six months, which is submitted to the relevant programme committee to which the external partnership relates.

### SOURCE OF INFORMATION

Elected member representatives to the Outside Bodies

### LINK TO INFORMATION

Neither of the Outside Bodies that report to the Development Management Committee, that is the Blackpool, Fylde & Wyre Economic Development Committee (EDC) and Duty to Cooperate, have held any meetings since July, and as such there is nothing to report.

### WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The information is provided to maintain an understanding of the work of the outside bodies, and remain abreast of any issues that may have an impact on the residents of the borough or the council.

### FURTHER INFORMATION

Contact Tracy Morrison, tel: 658521