

Planning Policy Scrutiny Committee



Date	8 February 2007
Venue	Town Hall, Lytham St Annes
Committee members	Councillor Kevin Eastham (Chairman) Councillor Colin Walton (Vice-Chairman) John Bennett, Harold Butler, Raymond Norsworthy, William Thompson, Heather Speak
Other Councillors	Patricia Fieldhouse, Barbara Pagett, Fabian Wilson
Officers	Phillip Woodward, Ian Curtis, Paul Walker, John Cottam, Tony Donnelly, Julie Glaister, Lyndsey Lacey, Mark Sims, Annie Womack
Members of the Public	David Wilkinson

1. Declarations of interest

Members were reminded that any personal/prejudicial interests should be declared as required by the Council's Code of Conduct adopted in accordance with the Local Government Act 2000.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Planning Policy Scrutiny Committee meeting held on 30 November 2007 as a correct record for signature by the chairman.

3. Substitute members

None

4. St Annes to M55 link road

Mark Sims (Principal Planning Officer) introduced a report on the existing planning permission for the St Annes to M55 link Road.

Members were reminded that at its meeting on 30 November, the committee resolved to recommend that the Chief Executive in consultation the Portfolio

Holder and the Chairman of Committee, write to the Director of Environment at Lancashire County Council requesting:

- To renew the planning permission or, if possible that a start be made on the construction of the road; and
- To enquire whether the County Council still intended to institute compulsory purchase proceedings in respect of land along the route.

An interim response from the County dated 19 December setting out the initial position was set out in the report.

The Chairman advised the committee that this matter had been the subject of discussion at a recent meeting of Lancashire Locals and read out the relevant minute of that meeting.

Following discussion the Committee RESOLVED:

1. To note the report.
2. To report to a future meeting of the committee when a full response has been received from the County Council.

5. Planning Obligations in Lancashire

Mark Sims (Principal Planning Officer) presented an updated report on the work undertaken by the County Council and other Lancashire Authorities to produce Good Practice Guidance on planning obligations which has been adopted by the County Council. A copy of the comprehensive policy document was circulated with the agenda, along with a summary note which had been requested by the Chairman.

Mr Sims explained that prior to the production of the document consideration of contributions had been dealt with on an inconsistent basis with no clear rationale for requests.

The committee was advised that the document put forward principles, methods and good practice with the aim of developing a consistent and robust approach to planning obligations across Lancashire. The report outlined the work of the Lancashire authorities in producing the document; the two stage consultation exercise undertaken and the structure of the document. Mr Sims suggested that the document be used as a material consideration in determining planning applications on a case by case basis.

Members sought clarification on the implications of the Guidance on existing planning policies. Mr Sims addressed this point.

The Committee RESOLVED to note the report.

6. Business and Industrial Land DPD

Tony Donnelly Head of Planning (Policy) sought the committee's views on whether it was prudent to continue with the preparation of the Business and Industrial Land DPD in light of relevant and changed circumstances.

Details with regard to the changed circumstances were outlined in the report (previously circulated) but included reference to the requirement to develop a Core Strategy prior to the general land allocations DPD.

Mr Donnelly added that it was now considered unsafe to continue with the preparation of the business and industrial land DPD and that the Council's main priority should be the preparation of the Core Strategy.

Following a full discussion it was RESOLVED to recommend to Council:

1. To not pursue further work on the Business and Industrial Land DPD.
2. To alter the Local Development Scheme to reflect the above.

7. Blackpool Industrial Airport Area Action Plan

Tony Donnelly Head of Planning (Policy) presented an update on the need for an Area Action Plan for Blackpool Airport.

Members were advised that having regard to various factors detailed in the report the preparation of an Area Action Plan could not be justified.

It was reported that since the publication of the agenda a response to the consultation had been received from Blackpool Airport. The Airport concurred with the views of Blackpool Council.

Following consideration of this matter the committee RESOLVED to recommend to the Portfolio Holder:

1. To not pursue an Area Action Plan for Blackpool Airport for the reasons outlined.
2. To make no reference to the Area Action Plan within the March 2007 revision of the Local Development Scheme.
3. To inform all relevant parties of the council's position.

8. LDF saved policies

Mark Sims (Principal Planning Officer) sought the committee's approval to save various adopted local plan policies beyond the 3 year saved period.

Mr Sims explained that the Fylde Borough Local Plan 1996 – 2006 was adopted on 19th May 2003 and the policies within it were saved until 27th September 2007. If the council wished to retain specified policies it would need to seek the Secretary of State's agreement to issue a direction to save

them. The council was required to submit a list of policies to be saved beyond that date to Government Office North West (GONW) by 1st April 2007.

Mark Sims explained that the policies introduced in the Alterations Review to the Fylde Borough Local Plan will be subject to consideration at a later date. They are saved until 9th October 2008 and the council will be required to write to GONW in respect of their being saved by 9th April 2008.

The matrix attached to the agenda detailed 108 policies which were subject to consideration. The matrix proposed that 106 saved policies be extended beyond the 3 year saved period, with reasons. It also proposed that the remaining 2 saved policies be not extended beyond the 3 year saved period, with reasons, namely TR9, TR11. Mr Sims added that if the removal of TR11 (Fylde Coast Easterly By Pass), was accepted by the Secretary of State, it was proposed that an addendum be published on the Local Plan Proposals Map stating that the line of the route was no longer effective.

The committee RESOLVED:

1. To recommend to Council that the list of saved policies attached to the report be submitted to the Government Office for the North West.
2. To authorise officers to undertake any necessary arrangements to make editorial changes to the list of saved local plan policies so as to reflect imminent supplementary advice from the Department for Communities and Local Government.
3. To recommend that policies TR9, TR11 be not extended beyond the 3 year for the reasons detailed in the report and subject to officers obtaining and reporting to Council further information received from Lancashire County Council on the status of TR11.

9. Housing Needs Survey

Tony Donnelly Head of Planning (Policy) and John Cottam (Principal Housing Officer) presented a position statement on the proposal to undertake a new Housing needs survey.

Mr Donnelly explained that since the last meeting, PPS3: Housing had been published and this included policy changes which had direct implications in respect of this matter. In particular, PPS3 now required the undertaking of Strategic Housing Market Assessments (SHMA). These assessments had to be undertaken in relation to the whole housing market (i.e. Blackpool/Fylde/Wyre) not just the borough of Fylde. They would include the work formerly undertaken in respect of Housing Needs Surveys but the range of work now required by government was much wider since additionally it had to estimate the needs in the open housing market for different types of housing and in respect of nominated sectors of society e.g. the elderly and students.

The financial, practical and policy implications of undertaking two major studies was set out in the report. Members were asked to consider the following three options:

- Prepare the interim housing policy without an up-to-date evidence base on the issue of affordable housing needs (not recommended);
- Commission a full housing need survey to underpin the work (very expensive and not in accordance with PPS3);
- Commission an up-date of the Fordham Housing Needs Survey, with a view to undertaking the joint SHMA at a later time.

After a full debate it was RESOLVED to recommend to the Portfolio Holders that a full new Housing Needs Survey be not carried out; but that Fordham Research Ltd be asked to undertake an up-date of the 2002 survey report with a view to undertaking the joint SHMA at a later time.

10. Local Development Scheme

Tony Donnelly Head of Planning (Policy) sought the committees' view on a proposal to submit the Local Development Scheme to GONW. A full copy of the document was circulated with the agenda.

It was RESOLVED to recommend to Council that the draft amended Local Development Scheme be adopted and submitted to the Secretary of State before the end of March 2007.

11. Annual Monitoring Report 2006

Julie Glaister (Principal Planning Officer) reported on the Council's Annual Monitoring report which had been submitted to Government Office North West on 19 December.

Members were advised that authorities were required to produce Annual Monitoring Reports to assess the implementation of the local development scheme and the extent to which policies in local development documents were being achieved.

The Committee RESOLVED to note the report.

12. Sustainability appraisal scoping report- consultation responses

Julie Glaister (Principal Planning Officer) introduced a report on the results of a consultation on the sustainability appraisal scoping report exercise.

The report made reference to Hyder Consulting (UK) who had been commissioned by the council to prepare a Sustainability Appraisal scoping Report. The report also outlined statutory requirements; the purpose of

sustainability appraisal; responses to the consultation exercise undertaken and the proposed changes to the local development scheme.

After discussion it was RESOLVED:

1. To incorporate the amendments (detailed in appendix previously circulated) into the Sustainability Appraisal Scoping Report.
2. To agree to amend the Sustainability Appraisal Scoping Report on an interim basis pending any further changes required in relation to the preparation of the Core strategy.

13 .Blackpool Airport - possible Article 4 Direction

It was RESOLVED to defer consideration of this matter to the next meeting of the Committee.
