



# MINUTES

## Planning Committee

<b>Date:</b>	Wednesday, 22 January 2020
<b>Venue:</b>	Town Hall, St Annes
<b>Committee Members Present:</b>	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)  Councillors Chris Dixon, Brian Gill, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, Michael Sayward, Ray Thomas, Stan Trudgill
<b>Other Members Present:</b>	Councillors Karen Buckley and Paul Hayhurst
<b>Officers Present:</b>	Mark Evans, Julie Glaister, Eddie Graves, Stephanie Shone, Lyndsey Lacey-Simone
<b>Members of the Public:</b>	No members of the public attended the meeting.

### 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 15 January 2020 as a correct record for signature by the Chairman.

### 3. Substitute Members

The following substitution was reported under Council procedure rule 24.

Councillor Brian Gill for Councillor Heather Speak.

### Decision Items

The Chairman varied the business on the agenda as detailed below.

### 9. Custom and Self Build Register: Charging

Eddie Graves (Principal Planning Policy Officer) was invited by the Chairman to present the report. Mr Graves explained that the Council is required to maintain a Self-Build and Custom Housebuilding Register of individuals and associations who are seeking to acquire serviced plots of land in the authority's area for their own self-build and custom housebuilding. He indicated that at present, there are no restrictions to entry onto the register and no charges are made for the administrative costs involved in operating the register.

Further details regarding this matter were set out in the report.

The Chairman invited questions at the conclusion of the presentation. Clarification was sought on matters associated with the local connection test. This was addressed by Mr Graves.

Following consideration of this matter it was RESOLVED:

1. That the Council adopts a two-part Self-Build and Custom Housebuilding Register and introduces eligibility criteria for entry onto Part 1 of the register, as detailed in the report.
2. That the Council sets charges for entry onto and annually for retention on the Self-Build and Custom Housebuilding Register, as detailed in the report and that this new charge be added to the schedule of fees and charges to be considered at the March budget Council meeting.
4. Budget Setting - Fees and Charges 2020/21

Mark Evans (Head of Planning and Housing) introduced the report. In doing so, he advised that each year, as part of the budget-setting process, the schedule of fees and charges for the coming year are reviewed by budget-holders prior to the schedule being considered by the relevant Programme Committee and finally being approved at the March Budget Council meeting.

The schedule of fees and charges (as detailed in the report) for those activities within the remit of the Planning Committee were considered and it was RESOLVED:

1. To recommend to Council the proposed schedule of fees and charges applicable for 2020/21, with the addition of a fee of £120 per annum or part thereof for inclusion on the Custom and Self Build Register; and
2. To note that the final fees and charges for 2020/21 will be approved by the Budget Council in March 2020.

5. Budget Setting - Prioritisation of Capital Bids 2020/21

The Chairman, Councillor Trevor Fiddler introduced the report relating to the prioritisation of capital bids for 2020/21 which fell within the Terms of Reference of the Committee. He then went on to invite Mark Evans (Head of Planning and Housing) to present the details of the bids.

In summary, the bids related to the following areas: (i) Kirkham Heritage Action Zone; (ii) Wesham Community Centre and (iii) Elswick Village Green.

The specific details/costings associated with each bid were included as an appendix to the report.

Members were invited to comment on the three schemes in turn and determine the associated order of priority.

During the consideration of (i) above, Councillor Oades (on behalf of Kirkham Town Council) expressed her thanks and appreciation to the relevant officers, in particular Paul Drinnan and Andrew Chaterjee, for the hard work undertaken on the bid for the Kirkham Heritage Action Zone.

Following consideration of this matter it was RESOLVED:

1. That subject to Wesham Town Council being asked to contribute a further £7,796 (towards bid 2 as detailed in the report), to support the capital bids relevant to the Committee's Terms of Reference for further consideration by the Budget Working Group.
2. To agree the order of priority as detailed in Appendix A of the report.

6. Wood Street Enhancement, St Annes Regeneration Programme

Mark Evans (Head of Planning and Housing) was invited to present the report on the proposed Wood Street Enhancement Scheme. In doing so, he stated that following the delivery of the St. Andrews Road South project, it had previously been agreed by Planning Committee that the next phase of regeneration to be delivered would be the easterly end of Wood Street (car park) and to follow, the important link between The Square and The Pier (St Annes Road West).

Mr Evans provided a detailed overview of the proposed scheme/funding arrangements and some of the challenges relating to property frontages/forecourts. In doing so, he stated that the work was likely to commence in late February.

Clarification was sought on the detailed design of the scheme; tree planting arrangements and the associated implications of car parking. This was addressed by Mr Evans.

Following consideration of this matter, the Committee RESOLVED:

1. To approve the detailed scheme as shown in the drawing at Appendix 1 of the report at a cost of £215,620 plus various remedial works totalling £225,000, to be funded as part of the St. Annes Regeneration Scheme, which is within the approved Capital Programme for 2019/20. This will be funded as part of the St Annes Regeneration Scheme which is included within the approved Capital Programme for 2019/20 in the total sum of £315,000;
2. To authorise the use of the existing partnership between the Council and Lancashire County Council in the procurement and implementation of the scheme;
3. To authorise officers to make minor amendments to the Wood Street scheme as a result of consultation on the basis that this does not materially affect the scheme as presented.

#### 7. St Annes Town Centre

Further to the resolution of the Finance and Democracy Committee at its November meeting requesting that the Planning Committee consider the submission of a bid in the next round of the Future High Street Fund for St Annes Town Centre, Mark Evans ( Head of Planning and Housing) was invited to present an updated report on the matter.

Mr Evans explained that as part of a review of issues facing St Annes Town Centre, a workshop had been arranged to examine what intervention is required to ensure that St Annes Town Centre remains a vibrant and attractive centre that will benefit both residents of and visitors to the borough.

Mr Evans further reported that due to the uncertainty/possible restrictions of the Future High Street Fund, the Committee was recommended to consider the outcomes from the St Annes Town Centre workshop to examine all opportunities to secure funding to assist in the future development of St Annes, including, but not limited to any future rounds of the Future High Street Fund. The principle of establishing a Town Centre Working Group was also put forward for consideration by the Committee.

Relevant to the above, Mr Evans then went on to remind the committee of the decision of the last policy meeting to make appropriate arrangements for a committee bus tour of the 3 town centres of Kirkham, Lytham and St Annes in the New Year. An undertaking to do this at the end of February was given.

Following the presentation, members sought clarification on various matters including: the proposed composition of the working group; the involvement of key organisations and St. Anne's on The Sea Town Council and matters associated with the high street fund. These were addressed in turn by Mr Evans.

Following consideration of this matter it was RESOLVED: to agree the principle of a Town Centres Working Group but defer consideration of this matter to the next available meeting of the committee to allow the composition of that group and its Terms of Reference to be further clarified.

#### 8. Partial Review of Fylde Local Plan to 2032

Mark Evans (Head of Planning and Housing) and Julie Glaister (Planning Policy Manager) jointly presented the report.

It was reported that the Council had commenced a Partial Review of the Fylde Local Plan to 2032 (FLP32). Members were advised that the Partial Review will address the two objectives of revising plans to reflect policy changes that the (NPPF19) had made and examine the issue of Wyre's unmet housing need which was a commitment in the FLP32 and a precondition of the Inspector finding the FLP32 sound.

Members were advised that Appendix 2 (attached to the report) presented the responses to the Regulation 18 consultation and the Council's proposed response to them. Members were asked to approve the Council's Responses to the consultation.

It was further reported that Appendix 6 (which was also attached to the report) provided a Schedule of Revisions to the Fylde Local Plan to 2032, these revisions set out in detail the scope of the Partial Review of the Fylde Local Plan to 2032. Members were further asked to agree the content of the Schedule of Revisions and supporting

documents to allow technical assessments including Viability Appraisal, Sustainability Appraisal and Habitat Regulations Assessment to be carried out.

The following information was also included via a link to the website: Regulation 18 Consultation Letter; Schedule of Evidence; Implications of NPPF19 for FLP32; References to NPPF12 within the Fylde Local Plan to 2032; Statement of Common Ground and the Housing Needs and Requirement Background Paper 2020.

At the conclusion of the presentation, various members referred to communications received from Treales, Roseacre & Wharles Parish Council regarding specific elements contained in the partial review and the parish council's response to the Regulation 18 consultation. In response, Mr Evans referred to the opportunities/benefits available via the Neighbourhood Plan arrangements and support previously/ and continuing to be offered to the parish council.

Clarification was also sought on some of Fylde Council's proposed standard responses to some of the comments made to the Regulation 18 consultation. This was addressed by Mr Evans.

Following consideration of this matter it was RESOLVED:

1. To approve the responses made to the Regulation 18 Consultation Appendix 2.
2. To approve the objectives and scope of the review as described by the Schedule of Revisions Appendix 6.
3. To approve the Schedule of Revisions, and supporting documents for Viability Appraisal, Sustainability Appraisal and Habitat Regulations Assessment.

#### 10. Planning Appeals Protocol

Mark Evans (Head of Planning and Housing) introduced the report. In his report, Mr Evans advised that as part of the Planning Service's drive for continual improvement, it was considered that there is benefit in improved clarity being provided over individual responsibilities for the determination of planning appeals, particularly in those circumstances where planning permission has been refused contrary to the views of planning officers.

The paper attached to the report set out a suggested protocol for consideration by the committee that would be incorporated into the Council's constitution and used in the preparation and setting out of the Council's case at such appeals.

It was RESOLVED that, subject to the inclusion of an additional footnote to provide further explanation of the different methods that may be followed in the determination of planning appeals, the Planning Committee recommend to Audit & Standards Committee and Full Council that the Planning Appeal Protocol be incorporated into the Council's constitution and that the adopted procedures be used in presenting the council's case to appeals with respect to those decisions made contrary to the recommendation of planning officers.

(Councillor Liz Oades left the meeting prior to the vote on the above item and the following items)

#### Information Items

The following information items were received by the committee.

#### 11. Budget Setting - Revenue Budget 2020/21- First Draft

The first draft of the Revenue Budget for 2020/21 was made available to the committee via the link provided on the covering information report.

#### 12. Revenue Budget Monitoring Report 2019/20 - Position as at 30th November 2019

The Committee was provided with an update of the Council's General Fund Revenue Budget as at 30th November 2019 with specific reference to those services under the remit of the Committee.

#### 13. Capital Programme Monitoring Report 2019/20 - Position as at 30th November 2019

The Committee was provided with an update on the approved Capital Programme of the Council as at 30th November 2019 with specific reference to those schemes under the remit of the Committee.

14. Mid-Year Performance 2019/20

The Information Report provided details of the key performance outcomes for the first half of the financial year 2019/20.

15. Reports of the Various Outside Bodies

The reports from members appointed to the various Outside Bodies (within the remit of the committee) were included as appendices to the covering report.

16. The Corporate Plan 2020-2024

A copy of the first draft of the emerging Corporate Plan 2020-2024 was included as an appendix to the covering information report.

The Committee was advised that the final draft of the Corporate Plan would be presented to Full Council on April 20<sup>th</sup>, 2020.

-----

**Fylde Council copyright [2020]**

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 was also available on our website at [www.fylde.gov.uk](http://www.fylde.gov.uk)

Any enquiries regarding this document/publication should be sent to the Town Hall, St Annes Road West, St Annes FY8 1LW, or to [listening@fylde.gov.uk](mailto:listening@fylde.gov.uk).