

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	17 JANUARY 2018	5
<b>KIRKHAM: PUBLIC REALM IMPROVEMENTS</b>			

### PUBLIC ITEM

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

### SUMMARY

As a consequence of the approved development at Mill Farm, Wesham a commuted payment of £110,000 was negotiated by way of an agreement under Section 106 of the Planning Act to be used for the purposes of upgrading aspects of the public realm of Kirkham and Wesham town centres. The primary justification for the funding requirement was directly related to the estimated trading diversion from the anchor town centre convenience store in Kirkham (Morrison's) to the new Aldi store.

Committee resolved at its meeting of 7th September 2016 to fund the next phase of the repaving of Poulton Street estimated at a cost of £90,000. This was the frontage between Birley Street and Market Square.

The scheme has been completed and the final cost was in fact £69,000. The significant 'cost saving' was due to a number of factors including very little call on contingencies as construction turned out to be relatively straightforward. In addition, little time was lost due to poor weather and material we obtained at a competitive price. Unfortunately the trees proposed to the frontage could not be installed.

The next phase of the repaving works are around the Market Square, which would form a logical conclusion to this part of the public realm enhancement works.

The cost of the next phase of works is estimated at £60,000. It is proposed that part of the funding for this would be by way of utilising the residual £21,000 underspend from the last phase of works. In respect of the balance of funding for the scheme a sum of £29,000 is the subject of a capital growth bid for 2018/19 (to be met by Fylde Council) to be considered elsewhere on the agenda of this meeting of the Committee. The remaining funding (estimated at up to £10,000) would be met by way of a contribution from Kirkham Town Council.

### RECOMMENDATIONS

#### It is recommended that the Committee:

1. Approve the use of the £21,000 initially allocated to Phase 5 of the Kirkham Regeneration Scheme, for the purposes of making a contribution to the undertaking of Phase 6, the area of which is shown on the plan at Appendix 1;
2. Authorise the implementation of the re-paving scheme subject to the funding for the full scheme cost being secured; and
3. Agree to the method of procurement and implementation as set out in the report, namely the continued working partnership with Lancashire County Council for the delivery of the scheme.

### SUMMARY OF PREVIOUS DECISIONS

Previous reports to Committee in the context of regeneration scheme within the town centre.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services ( <b>Value for Money</b> )	√
Delivering the services that customers expect of an excellent council ( <b>Clean and Green</b> )	
Working with all partners ( <b>Vibrant Economy</b> )	√
To make sure Fylde continues to be one of the most desirable places to live ( <b>A Great Place to Live</b> )	√
Promoting Fylde as a great destination to visit ( <b>A Great Place to Visit</b> )	√

## REPORT

### Background

1. As outlined in the summary, Kirkham Town Centre has been the recipient of public realm improvements, funded from a number of sources. The Plan at Appendix 2 illustrates how the 'high street', for the most part Poulton Street, has been sub-divided into a number of zones. To date zones 1, 2, 3, the major part of 4, 5 and the Poulton Street frontage to 6 have been completed.
2. The last scheme to be undertaken was between Birley Street and Market Square, which included the adopted pavements and forecourt frontages. The estimated cost was some £90,000, the figure based on construction costs associated with earlier schemes. It was assumed, in designing the scheme and in discussions with the contractor - Lancashire County Council, that there may well prove to be complications with sub-surface issues including complicated service runs and potential basement issues.
3. As matters turned out, the scheme proved to be relatively straightforward although in the end trees could not be accommodated due to severe restrictions presented by services.
4. This resulted in the outturn cost of £69,000 presenting a 'saving' of some £21,000.
5. The Plan at Appendix 2 illustrates how the public realm improvements have been implemented. The completion of Zone 6, to the properties fronting Market Square makes logical sense. Improvements beyond this zone are likely to rely on the availability of Section 106 contributions, which will be available in the future, depending on the timing of the associated residential developments.
6. The surfacing of the paving around the Market Square is in poor condition and was itself the subject of an improvement scheme in the late 1980's. Some of the flagging is damaged and has been patched up with tarmacadam. It is also suggested that the subsurface of the flags is concrete, which would need excavation to provide an appropriate bedding for the new material. This adds to the cost, unfortunately.
7. It is proposed to use the same material that has been used for earlier phases.
8. The cost saving of £21,000 forms part of the original allocation of £90,000 towards the last phase (5). Although it was an allocation towards a particular phase of works within a defined area, Committee may take the view that it is appropriate to use the cost saving in pursuance of the next phase, which is a logical extension of the area identified as Zone 6 on the plan – around the Market Square.
9. Lancashire County Council has placed a cost estimate of £60,000 on the works and it is proposed that in addition to aforementioned £21,000 the Council provide an additional £29,000 (subject to the decision in respect of the capital growth bid to be considered elsewhere on the agenda of this meeting of the Committee and subject also to final approval of such at the March Council meeting) and Kirkham Town Council up to £10,000, depending on the final cost.
10. The scheme would complete this part of the town centre and result in a significant improvement to this frontage, complimenting earlier phases and will be particularly be appropriate in the context of the stone sett surfacing of Market Square itself.
11. The areas for improvement are wholly within the adopted highway and so the complications of assembling forecourt areas, as is the case in many of the regeneration scheme, would not arise in the case. This would then have the added advantage that the scheme could be implemented in the short term. Its future maintenance would be the responsibility of Lancashire County Council. Should maintenance be required in

the future (unlikely as the material is very durable), it would be replaced with the same high quality material since the area is located within a designated conservation area. This gives the locality the status of being of 'high amenity value' warranting a particular approach to repair and maintenance.

12. Full details of the scheme will be presented to Committee in the near future.

### Conclusion

13. The last phase of the public realm enhancements for Kirkham resulted in a considerable saving. It is proposed that the £21,000 be re allocated towards the implementation of the next Phase (6). Full details of the scheme will be presented to Committee for its final approval, assuming that the funding will be made available in full such that the scheme can be implemented.

IMPLICATIONS	
Finance	Funding for this scheme, at a total estimated cost of £60,000, is partly from residual Section 106 contribution in the sum of £21,000; partly by a further contribution from Fylde Council in the sum of £29,000 (subject to the decision in respect of the capital growth bid to be considered elsewhere on the agenda of this meeting of the Committee and subject also to final approval of such at the March Council meeting); and by Kirkham Town Council in a sum of up to £10,000, depending on the final cost.
Legal	None
Community Safety	Not relevant.
Human Rights and Equalities	No specific issues. The scheme is aimed at benefitting all sections of the community.
Sustainability and Environmental Impact	Scheme aimed as sustaining and enhancing the role of Kirkham as an important service centre and market town.
Health & Safety and Risk Management	Dealt with as part of the contractual arrangements.

LEAD AUTHOR	CONTACT DETAILS	DATE
Paul Drinnan	01253 658434	Date of report

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Planning Application 5/13/655.		Town Hall, St. Annes

### Attached documents

1. Appendix 1 : Plan of the area the subject of the report.
2. Appendix 2 : Adopted Public Realm Zoning Plan for Kirkham Town Centre