

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	COUNCIL	5 JULY 2021	14
FULLY FUNDED REVENUE BUDGET INCREASE - EDUCATION CONTRIBUTION RELATING TO SEC. 106 AGREEMENT FOR DEVELOPMENT AT THE FORMER GOVERNMENT OFFICES SITE, HEYHOUSES LANE, LYTHAM ST ANNES			

PUBLIC ITEM

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

SUMMARY

At the Planning Committee on 19 May 2021, consideration was given to the release/transfer of Section 106 funds that had been secured in the granting of planning permission for the redevelopment of the former EDS site, Heyhouses Lane, St Annes to be undertaken.

The Committee recommended that Council approve a fully funded revenue budget increase of £393,089 in 2021/22 to be met in full by Section 106 monies held by the Council for this purpose and to authorise the sum of £278,792 be paid to Lancashire County Council and £114,297 be paid direct to Clifton Primary School for the provision of additional school places at Clifton Primary School in accordance with the terms of the agreement.

RECOMMENDATION

Council is recommended:

To approve a fully funded revenue budget increase of £393,089 fully funded from the S106 contribution (application 12/0465) and to authorise the sum of £278,792 be paid to Lancashire County Council and £114,297 be paid direct to Clifton Primary School for the provision of additional school places at Clifton Primary School in accordance with the terms of the agreement.

SUMMARY OF PREVIOUS DECISIONS

Planning Committee - 19 May 2021

To recommend to Council approval of a fully funded revenue budget increase of £393,089 fully funded from the S106 contribution (application 12/0465) and to authorise the sum of £278,792 be paid to Lancashire County Council and £114,297 be paid direct to Clifton Primary School for the provision of additional school places at Clifton Primary School in accordance with the terms of the agreement, subject to the approval of the fully funded budget increase by Council.

CORPORATE PRIORITIES

Economy – To create a vibrant and healthy economy	
Environment – To deliver services customers expect	√
Efficiency – By spending money in the most efficient way	√
Tourism – To create a great place to live and visit	√

REPORT

1. The Planning Committee at its meeting on 19 May 2021 was advised that permission was granted for the development of 250 dwellings, a food superstore, and a restaurant/public house on this previously developed site in October 2012. The planning permission was subject to a Section 106 agreement that secured a range of contributions to ensure that local infrastructure was able to meet the needs of the development. The education contribution was required *“to be used towards the funding of additional primary school place provision to serve the needs of the residents of the Development”*.
2. For information purposes, development of 2 of the 3 phases has now been completed and the developer has paid Fylde Council the agreed contributions in 2 amounts, £325,760 in phase 1 and a further £215,137.71 for phase 2. Since the assessment of the impacts of the development on school provision was originally carried out by LCC, there have been changes in demand for primary school resulting a general surplus of places. There has, however, been an increase in demand at Clifton Primary School which LCC have needed to address and so they have requested the funds are now paid over to them to address this issue. The education authority have confirmed that £393,089 is required to meet the costs of providing 25 additional places, on a temporary basis, to address an increase in the number of children admitted at reception year at Clifton Primary School in September 2015 when the intake rose from 35 to 60 pupils. Demand for spaces returned to its previous level in subsequent intake years, but the additional capacity will be required as the children move through their primary education. Accordingly, accommodation for the additional 25 places will only be needed for a period of 7 years and takes the form of an extension at the school to provide an additional class base. It is considered that the provision of these temporary arrangements will be in accordance with the requirements of the agreement.
3. As some of the cost of providing the additional places has been met by the school itself, it is proposed to pay part of the monies to LCC and part to Clifton Primary School. This money cannot be used other than to ensure education provision in accordance with the terms of the S106 Agreement. Consequently, Fylde Council will continue to ensure that the terms of any S106 reflect the requirements for appropriate education provision in the borough.
4. In accordance with the above, the Planning Committee recommended to Council approval of a fully funded revenue budget increase of £393,089 to be met in full by Section 106 monies held by the Council for this purpose and to authorise the sum of £278,792 be paid to Lancashire County Council and £114,297 be paid direct to Clifton Primary School for the provision of additional school places at Clifton Primary School in accordance with the terms of the agreement.

IMPLICATIONS

Finance	The report recommends approval of a fully funded revenue budget increase of £393,089 in 2021/22 to be met in full by Section 106 monies held by the Council for this purpose and to authorise the sum of £278,792 be paid to Lancashire County Council and £114,297 be paid direct to Clifton Primary School for the provision of additional school places at Clifton Primary School in accordance with the terms of the agreement.
Legal	The use of the funds for the purposes set out in the report are considered to be in line with the purposes set out in the Section 106 agreement.

Community Safety	There are no implications
Human Rights and Equalities	There are no implications
Sustainability and Environmental Impact	There are no implications
Health & Safety and Risk Management	There are no implications

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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Planning permission 12/0465	1 October 2012	http://www.fylde.gov.uk www.fylde.gov.uk