

Chorley

Borough Council



Council Papers

for consideration on

18 JULY 2006



www.chorley.gov.uk

Chief Executive's Office

Please ask for: Mr G Banks
Direct Dial: (01257) 515123
E-mail address: gordon.banks@chorley.gov.uk
Date: 10 July 2006

Chief Executive: Donna Hall

Chorley
Borough Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

COUNCIL - TUESDAY, 18TH JULY 2006

You are invited to attend a meeting of the Chorley Borough Council to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 18th July 2006 commencing at 6.30 pm for the following purposes.

AGENDA

1. **Apologies for absence**
2. **Declarations of Any Interests**

Members of the Council are reminded of their responsibility to declare any personal interest in respect of matters contained in this agenda in accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct. If the personal interest is a prejudicial interest, then the individual Member should not participate in a discussion on the matter and must withdraw from the Council Chamber and not seek to influence a decision on the matter.

3. **Minutes (Pages 1 - 18)**

To confirm the minutes of the Annual Council meeting held on 16 May 2006 as a correct record for signature by the Mayor

4. **Mayoral Announcements**

5. **Executive Cabinet**

- a) **Outturn of Capital Programme, 2005/06 and Capital Programme for 2006/07**
(Pages 19 - 44)

Report enclosed
- b) **Householder Design Guidance Supplementary Planning Document** (Pages 45 - 78)

Report enclosed.
- c) **Central Lancashire City - Local Development Framework Core Strategy - Joint Issues and Options Paper** (Pages 79 - 122)

Continued....

Report enclosed

- d) General Report (Pages 123 - 128)

Copy enclosed

6. **Development Control Committee** (Pages 129 - 132)

General Report (Copy enclosed)

7. **Licensing and Safety Committee** (Pages 133 - 134)

General Report (Copy enclosed)

8. **Overview and Scrutiny Committee and Panels** (Pages 135 - 140)

General Report (Copy enclosed)

9. **Audit Committee** (Pages 141 - 142)

General Report (enclosed)

10. **Accounts Committee** (Pages 143 - 144)

General Report (Copy enclosed)

11. **General Purposes Committee** (Pages 145 - 146)

General Report (Copy enclosed)

12. **Area Forum Pilot Scheme - Update Report** (Pages 147 - 148)

Report of the Chief Executive (Copy enclosed)

13. **Questions Asked under Council Procedure Rule 7 (if any)**

14. **To consider the following Notice of Motion given in accordance with Council Procedure Rule 8**

“The Maplewood Respite Centre in Bamber Bridge is a vital resource to support families with severely disabled children across Lancashire, including many families from Chorley. It provides parents and siblings with a short, regular relief from the twenty-four hour care and attention needed by providing the children with care away from the home. Without this relief it is likely that the permanent strain on families, even with increased in-home support, could continue indefinitely, leading to the children moving to full time care away from home and the break-up of the family unit

Chorley Borough Council is pleased that Lancashire County Council have changed their minds regarding the potential closure of Maplewood House as part of a budgetary requirement to reduce expenditure in the Children’s Directorate”.

To be proposed by Councillor C Hoyle and seconded by Councillor P Case.

15. **To consider the following Notice of Motion given in accordance with Council Procedure Rule 8**

“ That this Council requests that the Executive Leader reconsiders the composition of our membership on the Lancashire Local Committee so that it better reflects the composition of the Council”

To be proposed by Councillor John Wilson

16. **To consider the following Notice of Motion given in accordance with Council Procedure Rule 8**

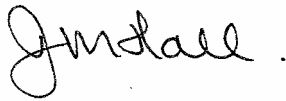
“That Chorley Borough Council writes to the Lord Chancellor to formally object to the proposed merger of the three Local Justice Areas of Chorley, Ormskirk and South Ribble.

This means, for example, that prosecutions for offences committed in Chorley could be dealt with in Ormskirk Magistrates Court. This is a long distance to travel, particularly by public transport. We do, however, support a merger with South Ribble on the grounds of economies of Scale”

To be proposed by Councillor Peter Goldsworthy

17. **Any other item(s) the Mayor decides is/are urgent**

Yours sincerely



Chief Executive

Distribution

To all Members of the Council and Chief Officers

This information can be made available to you in larger print or on audio tape, or translated into your own language. Please telephone 01257 515118 to access this service.

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823

کیجئے:

This page is intentionally left blank

COUNCIL**Tuesday, 16 May 2006**

Present: Councillor Mrs Marie Gray (Mayor), Councillor Mary Wilson (Deputy Mayor), Councillors Peter Baker, Kenneth Ball, Thomas Bedford, Eric Bell, Terence Brown, Alan Cain, Mrs Pat Case, Henry Caunce, Alan Cullens, Magda Cullens, Francis Culshaw, Michael Davies, David Dickinson, Doreen Dickinson, Dennis Edgerley, Anthony Gee, Daniel Gee, Peter Goldsworthy, Harold Heaton, Catherine Hoyle, Keith Iddon, Miss Margaret Iddon, Hasina Khan, Margaret Lees, Roy Lees, Adrian Lowe, Marion Lowe, Peter Malpas, Thomas McGowan, Miss June Molyneaux, Greg Morgan, Michael Muncaster, Mark Perks, Geoffrey Russell, Rosemary Russell, Edward Smith, Mrs Iris Smith, Shaun Smith, Mrs Joyce Snape, Ralph Snape, Christopher Snow, John Walker, Mrs Stella Walsh and John Wilson

06.C.50 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Andrew Birchall.

06.C.51 DECLARATIONS OF ANY INTERESTS

No Member disclosed an interest in relation to matters under consideration at the meeting.

06.C.52 MINUTES

RESOLVED - That the Minutes of the Council meeting held on 11 April 2006 be confirmed as a correct record and signed by the Mayor.

06.C.53 MAYORAL ANNOUNCEMENTS

The Mayor thanked everyone for their support throughout the year including charity group members for support with various events.

The Mayor wished the new Mayor every success in her year.

06.C.54 RETURNING OFFICER'S REPORT

The Chief Executive, as Returning Officer, reported that at the Municipal Elections held on 4 May 2006, the following persons were duly elected as Councillors for the Borough and signed a Declaration of Acceptance of Office as Councillor.

WardCouncillor Elected

Adlington & Anderton

Catherine Hoyle

Astley & Buckshaw

Alan Cain

Chisnall

Harold Heaton

Chorley East

Hasina Khan

Chorley North East

Dennis Edgerley

Chorley North West

Ralph Snape

Chorley South East

Thomas Gerald McGowan

Chorley South West

Roy Lees

Clayton-le-Woods & Whittle-le-Woods

James Eric Bell

Clayton-le-Woods North

Clayton-le-Woods & Cuerden
Coppull
Eccleston and Mawdesley
Euxton North
Euxton South
Pennine
Wheelton and Withnell

Magdalene Margaret Cullens
and Peter James Baker
Michael Joseph Muncaster
Kenneth William Ball
Keith Iddon
Rosemary Russell
Geoffrey Russell
Marie Elizabeth Gray
Iris Elaine Smith

The Mayor welcomed all new Members to the Council and along with the Leaders of the Conservative, Labour, Liberal Democrat and Independent Groups, paid tribute to those who lost their seats.

Councillor A Gee paid tribute to Councillors J Wilson and D Edgerley for their service to Chorley over the past years and Councillor D Gee paid tribute to his fellow Ward representative ex Councillor T Gray for his work as Councillor for the Euxton North Ward.

06.C.55 ELECTION OF THE MAYOR FOR THE ENSUING MUNICIPAL YEAR

It was moved by Councillor T Brown and seconded by Councillor D Edgerley that Councillor Mary Wilson be elected Mayor at the Borough of Chorley for the ensuing Municipal Year.

RESOLVED - That Councillor Mrs Mary Wilson be elected Mayor of the Borough of Chorley for the ensuing Municipal Year.

06.C.56 DECLARATION OF ACCEPTANCE OF OFFICE AND INTRODUCTION OF MAYOR'S CONSORT

Councillor Mrs Mary Wilson signed the Declaration of Acceptance of Office. The Mayor introduced her husband Councillor John Wilson as her consort for the ensuing Municipal Year and expressed her thanks for her election as Mayor.

Present: Councillor Mrs M Wilson (Mayor), Councillor A Lowe (Deputy Mayor), Councillors P Baker, K Ball, T Bedford, E Bell, T Brown, A Cain, Mrs P Case, H Caunce, A Cullens, Mrs M Cullens, F Culshaw, M Davies, D Dickinson, Mrs D Dickinson, D Edgerley, A Gee, D Gee, P Goldsworthy, Mrs Marie Gray, H Heaton, C Hoyle, K Iddon, Miss M Iddon, H Khan, M Lees, R Lees, M Lowe, P Malpas, T McGowan, Miss J Molyneaux, G Morgan, M Muncaster, M Perks, G Russell, R Russell, E Smith, Mrs I Smith, S Smith, Mrs J Snape, R Snape, C Snow, J Walker, Mrs S Walsh and J Wilson.

06.C.57 ELECTION OF THE DEPUTY MAYOR FOR THE ENSUING MUNICIPAL YEAR

It was moved by Councillor D Edgerley and seconded by Councillor A Gee that Councillor Adrian Lowe be elected Deputy Mayor of the Borough of Chorley for the ensuing Municipal Year.

RESOLVED - That Councillor Adrian Lowe be elected Deputy Mayor of the Borough of Chorley for the ensuing Municipal Year and signed the Declaration of Acceptance of Office. The Mayor invested Councillor Adrian Lowe with the Badge of Office and the Deputy Mayor expressed his thanks for his election.

06.C.58 PRESENTATION AND VOTE OF THANKS TO PAST MAYOR

The Mayor presented Councillor Mrs Gray with a portrait of herself in the Mayoral regalia, medallion and a plaque bearing the Borough Council's Coat of Arms as a token of her year of office. Councillor Mrs Gray presented a gift to the Council.

Tributes were paid to Councillor Mrs Gray and her husband Dennis by the Mayor and Leader of the Conservative, Labour, Liberal Democrat and Independent Groups for their services to the community during their year as Mayor and Consort.

06.C.59 MAYORAL ANNOUNCEMENTS

The Mayor reminded Members that they were invited to accompany her to the Civic Service on Sunday, 21 May 2006 at 11.00am at St Laurence's Church, Chorley. The procession formed on St Thomas's Road, Chorley and they would leave the Town Hall at 10.30am.

The Mayor announced drinks in the Mayor's Parlour after Council.

06.C.60 REVIEW OF POLITICAL COMPOSITION AND APPOINTMENT OF EXECUTIVE CABINET, COMMITTEES AND OTHER BODIES

A report of the Chief Executive on the proposed executive functions to be discharged by the Executive and the details of the proposed membership of the Executive Cabinet, the Committees and other Bodies were circulated.

- (a) To appoint the Executive Leader, Deputy Leader and other members of the Executive Cabinet for the ensuing Municipal Year.
- (b) To appoint the Lead Members for the ensuing Municipal Year.
- (c) To approve the amendments to Part E of Appendix 2 of the Council's Constitution as set out in the report of the Chief Executive.
- (d) To determine the composition and revised terms of reference for the Audit Committee and the Overview and Scrutiny Committee/Panels as set out in the joint report of the Director of Finance and Head of Customer, Democratic and Office Support Services.
- (e) To appoint the Members of the various Committees, Sub-Committees and other Bodies in accordance with the political balance rules and their Chairs and Vice-Chairs for the ensuing Municipal Year.
- (f) To note the Shadow Executive Portfolio Holder.

It was moved by Councillor Goldsworthy and seconded by Councillor Mrs Case that the proposals contained in the papers circulated be approved.

RESOLVED - 1) That Councillor P Goldsworthy be appointed Executive Leader of the Council.

2) That Councillor Mrs P Case be appointed Deputy Leader of the Council.

3) That in addition to the Executive Leader the following be appointed Executive Members to serve on the Executive Cabinet.

Councillors E Bell
Mrs P Case
P Malpas
G Morgan
M Perks
J Walker

4) That the following be appointed Lead Members for the functions indicated.

Councillors	P Baker	(ICT)
	A Cain	(Human Resources)
	A Cullens	(Wardens)
	F Culshaw	(Housing)
	Mrs Gray	(Town Centre)
	H Heaton	(Development Control)
	G Russell	(Finance)
	R Russell	(Heath and Older People)
	Mrs I Smith	(Licensing)
	S Smith	(Waste and Recycling)
	David Dickinson	(Parish Councils)

5) That appointments be made as follows to Committees, Sub-Committees and other bodies (including Substitute Members where specified) and that the Chairs and Vice-Chairs be appointed as indicated:

Accounts Committee

Councillors	P Goldsworthy (Chair)
	Mrs P Case (Vice-Chair)
	C Hoyle
	G Morgan
	R Snape
	J Wilson

Audit Committee

Councillors	J Wilson (Chair)
	A Gee (Vice-Chair)
	M Cullens
	K Iddon
	G Russell
	J Snape
	S Smith
	M Wilson

Overview and Scrutiny Committee

Councillors	D Edgerley (Chair)
	T McGowan (Vice-Chair)
	K Ball
	T Bedford
	T Brown
	A Cullens
	F Culshaw
	Mrs Gray
	H Heaton
	G Russell
	C Snow
	Mrs Smith

Corporate and Customer Overview and Scrutiny Panel

Councillors	G Russell (Chair)
	P Baker
	A Birchall
	A Cain
	H Counce
	M Cullens
	David Dickinson
	Doreen Dickinson
	C Hoyle
	K Iddon

H Khan
 M Lees
 T McGowan
 J Molyneaux
 J Snape
 E Smith
 Mrs Walsh

Environment and Community Overview and Scrutiny Panel

Councillors A Cullens (Chair)
 P Baker
 K Ball
 A Cain
 M Davies
 Doreen Dickinson
 A Gee
 D Gee
 K Iddon
 M Iddon
 R Lees
 M Lowe
 A Lowe
 M Muncaster
 R Russell
 E Smith
 S Smith

Development Control Committee

Councillors H Heaton (Chair)
 David Dickinson (Vice-Chair)
 K Ball
 T Bedford
 E Bell
 A Cain
 H Counce
 F Culshaw
 D Edgerley
 D Gee
 R Lees
 A Lowe
 J Molyneaux
 G Russell
 R Snape
 C Snow
 S Smith

Site Inspection Sub-Committee

Councillors H Heaton (Chair)
 David Dickinson (Vice-Chair)
 T Bedford
 D Gee
 J Molyneaux
 R Snape

General Purposes Committee

Councillors P Goldsworthy (Chair)
 Mrs P Case (Vice-Chair)
 K Ball
 P Baker

T Bedford
 M Cullens
 D Edgerley
 C Hoyle
 M Lees
 M Lowe
 H Khan
 P Malpas
 M Muncaster
 M Perks
 E Smith
 R Snape
 J Wilson

Licensing and Safety Committee

Councillors Mrs I Smith (Chair)
 E Smith (Vice-Chair)
 T Bedford
 M Cullens
 David Dickinson
 Doreen Dickinson
 A Gee
 D Gee
 K Iddon
 H Khan
 M Lees
 M Lowe
 T McGowan
 R Snape
 S Smith
 J Walker
 Mrs Walsh

Housing Appeals Committee

Councillors F Culshaw (Chair)
 Mrs Gray (Vice-Chair)
 T Bedford
 A Gee
 M Lees
 J Snape

JNC (Appeals) Committee

Councillors P Malpas (Chair)
 G Russell (Vice-Chair)
 P Baker
 D Gee
 T McGowan

JNC Investigating Committee

Councillors Mrs P Case (Chair)
 Mrs Gray (Vice-Chair)
 D Edgerley
 A Gee
 K Iddon
 M Lees

Standards Committee

Councillors T Bedford (Vice-Chair)
 A Cain

K Iddon
T McGowan

Parish Council Member Mrs Joan Geddes
Non-Council Member Mr R A Ellwood (Chair)
Dr J Cree

Statutory Licensing Committee

Councillors Mrs I Smith (Chair)
E Smith (Vice-Chair)
T Bedford
M Cullens
David Dickinson
Doreen Dickinson
A Gee
D Gee
K Iddon
H Khan
M Lees
M Lowe
T McGowan
S Smith
R Snape
Mrs Walsh
J Walker

Statutory Licensing Sub-Committee A

Councillors Mrs I Smith (Chairman)
plus 2 other Members to be nominated plus reserves.

Statutory Licensing Sub-Committee B

Councillors E Smith (Chairman)
plus 2 other Members to be nominated plus reserves.

Area Forum Working Group

Councillors A Cullens (Chair)
A Birchall
M Davies
Doreen Dickinson
H Heaton
Mrs Walsh

Appointments Panel

Councillors P Goldsworthy (Chair)
Mrs Case
D Edgerley
J Walker
J Wilson

Chief Executives Performance Review Panel

Councillors P Goldsworthy (Chair)
Mrs Case
C Hoyle
J Walker
J Wilson

Local Development Framework and Community Strategy Working Group

Councillors H Heaton (Chair)
David Dickinson (Vice-Chair)

T Bedford
E Bell
T Brown
A Cain
H Counce
F Culshaw
D Edgerley
D Gee
M Iddon
A Lowe
R Lees
J Molyneaux
G Russell
S Smith

Licensing Liaison Panel

Councillors Mrs I Smith (Chairman)
E Smith

Member Development Steering Group

Councillors M Lees (Chair)
J Walker (Vice-Chair)
A Cain
A Gee
M Iddon
Mrs Walsh

Markets Liaison Group

Councillors Mrs Gray (Chair)
P Malpas

Town Centre Forum

Councillors Mrs Gray (Chair)
A Gee
M Lowe
P Malpas
M Perks
R Snape

Clayton-le-Woods North Area Form Pilot

Councillors A Cullens (Chair)
P Baker
M Cullens

Coppull Parish Area Forum Pilot

Councillors Mrs Walsh (Chair)
K Ball
A Birchall
H Heaton
E Smith

Lostock Ward Area Forum Pilot

Councillors Doreen Dickinson (Chair)
M Iddon

Chorley Community Shadow Housing Board

Councillors F Culshaw
D Edgerley
P Malpas

C Snow
 (Chair to be an outside body)

Disability Liaison Group

Councillors David Dickinson (Chair)
 D Gee
 Mrs Gray
 C Hoyle
 R Russell
 Mrs Smith
 R Snape
 J Molyneaux
 Mrs Walsh

Economic Development Liaison Group

Councillors P Goldsworthy (Chair)
 Mrs Case (Vice-Chair)
 E Bell
 H Heaton

Ethnic Minorities Consultative Committee

Councillors P Malpas (Chair)
 Mrs Gray
 M Iddon
 H Khan
 C Snow

6) That the following Shadow Executive holders be noted.

Shadow Executive Leader	Councillor J G Wilson
Shadow Executive Portfolio holder for Resources	Councillor R Lees
Shadow Executive Portfolio for Customer, Democratic & Legal Services	Councillor D Gee
Shadow Executive Portfolio Health, Leisure & Well-Being	Councillor A Gee
Shadow Executive Portfolio for Streetscene, Neighbourhoods and Environment	Councillor T Brown
Shadow Executive Portfolio holder for Economic Development and Regeneration	Councillor A Lowe
Shadow Executive Portfolio holder for Corporate Policy & Performance	Councillor D Edgerley
Shadow Spokesperson for Procurement in Liaison with Labour Group Spokesperson	Councillor K Ball
Shadow Spokesperson for Licensing in Liaison with Labour Group Spokesperson	Councillor R Snape
Shadow Spokesperson for ServiceGroup in Liaison with	Councillor K Ball

Labour Group Spokesperson

Shadow Spokesperson for
Housing

Councillor C Snow

- 7) That the changes to the composition of the Executive Cabinet and the areas of responsibility for the Executive Members and Lead Members be noted and the amendment of Part E of Appendix 2 to the Council Constitution, as set out in the appendix to the submitted report, be approved.
- 8) That the new Audit Committee terms of reference as set out in Appendix 1 of the submitted report be adopted.
- 9) That the Audit Committee's membership be constituted independently of the Executive Cabinet and Chairs of the Overview and Scrutiny Committee/Panels.
- 10) That the revised Overview and Scrutiny Framework and terms of reference at Article 6 of the Council Constitution as set out in the Appendix 4 of the submitted report be approved.
- 11) That the three existing Overview and Scrutiny Panels be replaced by two new Panels based on the service responsibilities of the two new Executive Directors, namely 'Corporate and Customer' and 'Environment and Community'.
- 12) That the Membership of the two new Panels comprise of seventeen members each in accordance with political balance rules.
- 13) That the Membership of the Overview and Scrutiny Committee itself comprise of twelve members, including the Chairs of the two new Panels.

06.C.61 COUNCIL CONSTITUTION

The Council received for information and re-adoption the Council's Constitution, tabled at the meeting, which included the changes and amendments that had been agreed since it was last amended by the Council on 17 May 2005. A briefing note compiled by the Deputy Director of Legal Services was circulated which highlighted the main amendments to the Constitution.

RESOLVED - That the Constitution be confirmed and re-adopted in the form submitted.

06.C.62 APPOINTMENT TO OUTSIDE BODIES

The schedule of appointments of representatives to outside bodies for the Municipal Year 2006/07 was moved by Councillor Goldsworthy and seconded by Councillor Mrs Case.

RESOLVED - That the representation on the Outside Bodies be as listed below subject to replacing Councillor Morgan with Councillor Baker on the Chorley Lancashire Local Committee.

NAME OF BODY	NO OF REPS	PROPOSED REPRESENTATIVES	EXPIRY DATE
Adlington Community Association	2	Mr Paul Barron, 1 Anglezarke Road, Adlington, Chorley, PR6 9PZ (Conservative Nominee) and Councillor Miss J Molyneux	15 May 2007
Age Concern, Chorley	2	Councillors Mrs M Gray and Mrs S Walsh	15 May 2007
Bankside Day Centre Committee, Weldbank Lane, Chorley	1	Councillor A Gee	15 May 2007
Brindle Village Hall Management Committee	1	Councillor David Dickinson	15 May 2007
Chorley Consolidated Charity and Chorley Relief Fund	3	Councillor A Gee (Appointed May 2005) Councillor Mrs M Gray (Appointed May 2006) Councillor Mrs M Cullens (Appointed May 2006) (NB Appointments are for a 5 year period and cannot be changed mid-period)	May 2010 May 2010 15 May 2011
Chorley Community Centre Committee	1	Councillor M Lees	October 2007
Chorley Community Safety Partnership	3	Councillors T Brown, A Cullens and M Perks	15 May 2007
Chorley and District Sports Council Executive Committee	2	Executive Member for Health, Leisure and Well-Being (Councillor M Perks) and Councillor J Walker	15 May 2007
Chorley and District Victim Support Scheme	2	Councillors Mrs M Gray and Mrs R Russell	15 May 2007
Chorley Domestic Violence Forum	2	Councillors Mrs M Cullens and Mrs I Smith	15 May 2007
Chorley Environmental Action Group	2	Executive Member for Streetscene, Neighbourhood and Environment (Councillor E Bell) and Lead Member for Waste & Recycling (Councillor S Smith)	15 May 2007
Chorley and South Ribble District Citizens Advice Bureau Management Committee	1	Mrs P Houghton, 57 Melrose Way, Chorley, PR7 3HA (Conservative nominee)	15 May 2007
Chorley and South Ribble (MIND)	1	Councillor Mrs D Dickinson	15 May 2007
Chorley and South Ribble Council for Voluntary Service	1	Councillor M Perks (named substitute Councillor Mrs D Dickinson)	15 May 2007
Chorley and South Ribble Crossroads Care Scheme	1	Councillor Mrs M Lees	15 May 2007

NAME OF BODY	NO OF REPS	PROPOSED REPRESENTATIVES	EXPIRY DATE
(Trustees)			
Chorley and South Ribble Disability Forum	1	Councillor D Gee	15 May 2007
Chorley and South Ribble Shopmobility	1	Councillor Mrs M Gray	15 May 2007
Chorley Women's Centre	1	Councillors Mrs D Dickinson	15 May 2007
Chorley Partnership (LSP)	6	Board – Executive Leader (Councillor P Goldsworthy) and Councillors Mrs P Case, E Bell, D Edgerley and A Lowe and, Chief Executive	15 May 2007
	3	Executive – Councillors Mrs P Case, D Edgerley and J Walker	
Clayton-le-Woods Community Centre Management Committee	1	Councillor Mrs M Cullens	15 May 2007
Confederation of Burial Authorities	2	Executive Member for Health, Leisure and Well Being (Councillor M Perks) and Cemeteries Registrar	15 May 2007
Court of Lancaster University	1	Councillor G Morgan	1 August 2006 to 31 July 2010
Cuerden Valley Trust	1	Councillor T Bedford	15 May 2007
Eccleston Maintained Youth Centre Management Committee	2	Jillian Hatch, 180a The Green, Eccleston, PR7 5SU (Labour Nominee) and Councillor H Counce	May 2007 to May 2008
Educational Water Sports Committee	1	Executive Member for Health, Leisure and Well Being (Councillor M Perks)	15 May 2007
Groundwork Trust Wigan and Chorley	1	Councillor E Bell	15 May 2007
Heapey and Wheelton Village Hall Committee	2	Councillors Mrs I Smith and S Smith	15 May 2007
Heskin Village Hall Management Committee	1	Councillor E Smith	15 May 2007
Hoghton Village Hall Management Committee	1	Councillor David Dickinson	15 May 2007
Home-Start Chorley and South Ribble	1	Councillor Mrs R Russell	15 May 2007
Lancashire College, Chorley	1	Councillor Mrs P Case	1 October 2006 to 30 September 2009
Lancashire County	1	Councillor Mrs R Russell (Substitute	15 May 2007

NAME OF BODY	NO OF REPS	PROPOSED REPRESENTATIVES	EXPIRY DATE
Council's Adult Social Care and Health Overview and Scrutiny Committee (Co-opted Member)		Members - Councillors G Russell and A Gee)	
Lancashire Local Committee for Chorley	7	To include at least one Executive Member and exclude any Councillors who are also County Councillors. (It is currently anticipated that the Chair of the Committee will be a County Councillor and the Vice-Chair will be a Borough Councillor from a different political group). Councillors E Bell, P Baker, T Bedford, D Edgerley, P Goldsworthy, J Walker and J Wilson	15 May 2007
Lancashire Neighbourhood Watch Association	1	Councillor E Bell	15 May 2007
Lancashire Police Authority Community Meeting	6	Councillors E Bell, T Brown, A Cain, A Cullens, David Dickinson and Muncaster	15 May 2007
Lancashire Police Authority Partnerships Forum	1	Councillor David Dickinson	15 May 2007
Lancashire Teaching Hospitals NHS Trust - Governing Council	1	Councillor Mrs I Smith	15 May 2007
Lancashire Tourism Partnership	1	Councillor S Smith	15 May 2007
Lancashire Valuation and Community Charge Tribunal	4	Councillor E Bell Mr Jon Davies, 3 Gillcroft, Eccleston, Chorley PR7 5SE (Labour nominee) Mrs F Edgerley, 11 Shaftesbury Place, Chorley, PR7 1LS (Labour nominee) Dr A Miller 95 Heapey Road, Chorley PR6 9BQ (Labour nominee)	March 2009 March 2009 March 2009 March 2009 (Representatives to hold office until end of period)
Waste Management Strategy Group	1	Executive Member for Streetscene, Neighbourhoods and Environment, (Councillor E Bell)	15 May 2007
Lever Park Joint Working Group	2	Councillors Mrs P Case and M Davies	15 May 2007
Local Fair Trade Steering Group	2	Councillors D Gee and S Smith	15 May 2007
Local Government Association General Assembly	2	Executive Leader (Councillor P Goldsworthy) and Deputy Leader of Council (Councillor Mrs P Case)	15 May 2007
Local Government Association Rural Commission	2	Executive Leader and Deputy Leader of Council	15 May 2007
Local Government Association	2	Executive Leader and Deputy Leader of Council	15 May 2007

NAME OF BODY	NO OF REPS	PROPOSED REPRESENTATIVES	EXPIRY DATE
Urban Commission			
Local Government Association New Towns Special Interest Group	2	Executive Leader and Deputy Leader of Council	15 May 2007
Local Government Association Lancashire Branch	3	Executive Leader, Deputy Leader of Council and Leader of the Opposition (Councillor J Wilson)	15 May 2007
Local Government Information Unit Management Committee	2	Executive Leader and Deputy Leader of Council	15 May 2007
Markets Appeals Panel	2	Chair and Vice Chair of Markets Liaison Group (Councillors Mrs Gray and P Malpas) plus 2 Market Traders	15 May 2007
Mawdesley Millennium Trust	1	Councillor K Iddon	15 May 2007
Mawdesley Village Hall Management Committee	1	Councillor F Culshaw	15 May 2007
National Society for Clean Air	2	Executive Member for Streetscene, Neighbourhoods and Environment (Councillor E Bell) and Director of Streetscene, Neighbourhoods and Environment (John Lechmere) Dr M J Lewis, 36 Meadowcroft, Euxton, Chorley PR7 6BU (Substitute Member, Conservative Nominee)	15 May 2007
NHS Modernisation Board for Central Lancashire Health Community	2	Executive Member for Health, Leisure and Well-Being (Councillor M Perks) and Director of Leisure and Cultural Services (Jamie Carson)	15 May 2007
North West Sports Board	1	Councillor J Walker (Substitute Representative - Roger Livesey, 13 Briery Hey, Bamber Bridge, Preston, PR5 8HU) (Conservative Nominee)	15 May 2007
North Western Local Authorities' Employers Organisation	1	Executive Member for Resources (Councillor G Morgan)	15 May 2007
North West Regional Assembly	1	Executive Leader	15 May 2007
North West Tourist Board	1	Councillor S Smith	15 May 2007

NAME OF BODY	NO OF REPS	PROPOSED REPRESENTATIVES	EXPIRY DATE
Preston and Western Lancashire Racial Equality Council	1	Councillor P Malpas	15 May 2007
Rivington Heritage Trust	1	Councillor Mrs P Case	15 May 2007
Rivington Recreational Management Zone Advisory Committee	3	Councillor Mrs M Gray plus the Council's Representatives on West Pennine Moors Area Management Committee (Councillors Mrs P Case & M Davies)	15 May 2007
Runshaw College Community Liaison Group	4	Councillors G Russell (Chair), A Cain (Vice Chair) and D Gee. Mr Kevin Hodges, 103 Princess Way, Euxton, PR6 7PX (Conservative Nominee)	15 May 2007
St John Ambulance Association	1	Her Worship the Mayor	15 May 2007
The North West of England and the Isle of Man Reserved Forces and Cadets Association	1	Councillor J Walker	15 March 2007
West Pennine Moors Area Management Committee	2	Councillors Mrs P Case & M Davies (Named substitutes Councillors Mrs M Gray & A Birchall)	15 May 2007
All Saints CE Primary School	1	Councillor R Lees	14 May 2001 - 31 August 2006
Chorley Gillibrand Primary School	1	Councillor R Snape	14 May 2002 - 31 August 2006
Sacred Heart RC Primary School	1	Councillor T Brown	1 September 2001 - 31 August 2006
St Georges CE Primary School	1	Mr Robert Collinson, 3 Belvedere Road, Chorley, PR7 1LY (Conservative nominee)	14 December 1999 – 31 August 2006
St Gregory's RC Primary School	1	Mr P Lowe, 19a Jackson Street, Chorley PR7 3DZ (Labour nominee)	14 May 2001 - 31 August 2006
St Mary's RC Primary School	1	Mrs V Bradley, 84 Hamilton Road, Chorley, PR7 2TJ (Labour Nominee)	14 May 2001 - 31 August 2006
St James' CE	1	Councillor Mrs M Wilson	1 September

NAME OF BODY	NO OF REPS	PROPOSED REPRESENTATIVES	EXPIRY DATE
Primary School			2001 – 31 August 2006
St Joseph's RC School	1	Mr Kevin Scallon, 40 Park Road, Chorley, PR7 1QU (Labour nominee)	14 May 2001 – 31 August 2006
St Peters CE School, Chorley	1	Mr Ray Parr, 50 Montcliffe Road, Chorley, PR6 0EW (Labour Nominee)	March 2001 – 31 August 2006

06.C.63 PROGRAMME OF ORDINARY COUNCIL MEETINGS 2006/07

It was moved by Councillor Goldsworthy and seconded by Councillor Mrs Case that the Ordinary Meeting of the Council be held on the following dates during the ensuing Municipal Year, in the Town Hall, Chorley commencing at 6.30pm.

- 18 July 2006
- 19 September 2006
- 31 October 2006
- 19 December 2006
- 23 January 2007
- 6 March 2007
- 17 April 2007
- 15 May 2007 (Annual Meeting)

RESOLVED - 1) That the above dates be approved.
2) That the dates for the Customer Overview and Scrutiny Panel be deleted from the Timetable of Meetings agreed by the Council at its meeting on 7 March 2006.

06.C.64 MEMBER'S ALLOWANCES SCHEME - ANNUAL INFLATIONARY ADJUSTMENT

The Chief Executive submitted a report on a recommendation by the Independent Remuneration Panel that appropriate amendments be made to the existing Members Allowances Scheme so as to increase the existing amounts of the allowances by a percentage to cover annual inflation.

RESOLVED - That the recommendations of the Independent Remuneration Panel be endorsed and authority given to amend the Members Allowances Scheme by effecting an overall 2.95% increase in the allowances with effect from 16 May 2006.

06.C.65 PERFORMANCE AGREEMENT 2006/07 - BEST VALUE PERFORMANCE PLAN

It was moved by Councillor Edgerley and seconded by Councillor J Wilson that the Performance Agreement for 2006/07 be approved.

The Council was required, under the provisions of the Local Government Act 1999, to publish a Best Value Performance Plan annually by 30 June each year.

RESOLVED - That the Performance Agreement for 2006/07 be approved as this Council's current Best Value Performance Plan.

06.C.66 ARRANGEMENTS FOR THE GAMBLING ACT 2005

It was moved by Councillor Goldsworthy and seconded by Councillor Mrs Case that the recommendations contained in the report of the Chief Executive as the arrangements for the Gambling Act 2005 be approved.

RESOLVED - 1) That the Constitution be amended to delegate all the Council's functions under the Gambling Act 2005 to the Statutory Licensing Committee in accordance with section 154 Gambling Act 2005 except:

- (i) The approval of a Statement of Licensing Policy under Section 349 of the Act.**
- (ii) Resolving whether to issue any Casino Licences in the Borough of Chorley under section 166 of the Act.**
- (iii) The setting of fees for licences.**

2) That the Director of Customer, Democratic and Legal Services be authorised to carry out all necessary consultation and other statutory requirements to prepare a future report to Council in order for a resolution to be made regarding casinos in the Borough.

3) That the Director of Customer, Democratic and Legal Services be authorised to carry out consultations and other statutory requirements under the act and produce a draft Statement of Licensing Policy in favour of approval by Council.

Mayor

This page is intentionally left blank

REPORT OF EXECUTIVE CABINET

OUTTURN OF CAPITAL PROGRAMME 2005/06 AND CAPITAL PROGRAMME FOR 2006/07

1. We were presented at our meeting on 29 June 2006 with a report of the Director of Finance on the provisional outturn for the 2005/06 Capital Programme and a revised Capital Programme for 2006/07.
2. We endorsed the proposals in the report for reductions in both the Capital Programme and the Housing Revenue Account for 2006/07, as well as additions to both Category B and Category C list schemes, and present the recommendations for approval by the Council.
3. A copy of the report presented to the 29 June meeting is attached, so that the Council is able to take account of all the relevant factors before taking decisions on the Capital Programme.
4. It was reported to the Executive Cabinet meeting that we have engaged Consultants to examine the reasons for the overspend on the Town Hall disabled access and refurbishment scheme and to assess the feasibility of the Council being able to recover part of the excess costs. A report on the findings of the Consultants will be presented to a future Executive Cabinet meeting.

Recommendation

5. The Council is recommended:
 - (a) to note the provisional outturn of the 2005/06 Capital Programme;
 - (b) to approve the reduced Capital Programme for 2006/07, totalling £12,160,320, as presented in Appendix 3 to the submitted report, and the financing arrangements therefor;
 - (c) to approve the reduction of the Housing Revenue Account budget for 2006/07 by £264,330, as a result of the overspend in 2005/06;
 - (d) to approve the following recommendations of the Capital Programme Board:

New Capital Schemes and Projects

- (e) That the following new schemes be placed on the reserve list (Category C) for future consideration when resources become available:
 1. Integration software
 2. Union Street/Market Street/St Thomas' Road Mini Roundabouts and zebra crossings
 3. APP/Civica Housing Assessment Module
- (f) That the following new schemes be placed in Category B of the 2006/07 Capital Programme:
 1. Euxton Villa Football Club
 2. Music Café Project
 3. Gillibrand Street Site Assembly
 4. Affordable Housing Project
 5. Website Refresh
 6. Migration to OS Master Map
 7. eDevelopment and Building Control Project
 8. Pedestrian improvements to Southport Road and St Thomas's Road

9. Section 106 Funded - Various Highway Improvements linked to Gillibrand Estate and Southlands High School
10. Various Traffic Calming/Local Road Safety Schemes
11. Litter/Dog Waste/On-street recycling bins

COUNCILLOR P GOLDSWORTHY
Executive Leader

AU

There are no background papers to this report.

Report of	Meeting	Date
Executive Director – Corporate & Customer and the Director of Finance (Introduced by the Executive Member for Resources, Councillor G Morgan)	Executive Cabinet	29 June 2006

DRAFT PROVISION CAPITAL OUTTURN 2005/06 AND 2006/07 MONITORING

PURPOSE OF REPORT

- To report to members the provisional outturn figures for the Council's Capital budget for the financial year 2005/06.
- To update members of the progress of the 2006/07 Capital Programme and also to outline the progress made by the Capital Programme Board.
- To seek member approval and support for a number of recommendations from the Capital Programme Board.

CORPORATE PRIORITIES

- The schemes within the Capital Programme contribute to the achievement of all the Council's corporate priorities.

RISK ISSUES

- The issue raised and recommendations made in this report involve risk considerations in the following categories:

Strategy	✓	Information	
Reputation	✓	Regulatory/Legal	
Financial	✓	Operational	
People		Other	

- The Capital Programme sets out the Council's strategic investment plans and if these are not delivered it will not fully achieve its strategic objectives, running the risk of damaging the Council's reputation.
- The Capital Programme also carries a significant financial risk. This is in terms of ensuring value for money, maximising resources available, and managing the performance to ensure that the impact on the General Fund or HRA revenue budgets is affordable. There may be an adverse impact on revenue budgets if capital expenditure exceeds the approved total to a significant degree, or estimated capital receipts or external contributions are not achieved in full. Should unplanned borrowing be required to meet a resource shortfall, there would be a cost to revenue in subsequent years.

BACKGROUND

8. During the financial year the Executive Cabinet received regular monitoring reports forecasting the likely Capital Programme outturn for 2005/06. This final monitoring report for 2005/06 indicates an in year overspend of £489,114 (General Fund schemes £254,169; Housing Revenue Account schemes £234,945).
9. The figures outlined in the report are provisional and are subject to final checking and external audit. However it is not expected that these figures will change significantly, if at all. If subsequently any material differences arise these will be reported back to members.

Capital Outturn 2005/06

10. The original Capital Programme for 2005/06 allowed for expenditure of £7,854,000 including both the General Fund and Housing Revenue Account Category A and B schemes. Subsequently budget holders identified delays to the completion of some schemes and slippage to 2006/07 plus supplementary schemes were approved, leaving an approved capital programme of £10,541,950.
11. The provisional outturn of 11,031,064 is £489,114 more than the approved programme. Attached in Appendix 1 is a detailed analysis of the provisional outturn against the approved programme. This appendix also presents the proposed financing of the 2005/06 Capital Programme. Despite the overspending on General Fund schemes, it should be possible to finance that programme without use of borrowing in 2005/06. However, there will be a knock-on effect of the overspending, because capital receipts that could have been used in future years instead of borrowing will be used in 2005/06. The prudential borrowing of £269,389 indicated in Appendix 1 is in respect of Housing Revenue Account capital schemes. Though the balance in-hand at 31 March 2006 of capital receipts restricted to housing purposes exceeds the borrowing, these capital receipts are required in future years for budgeted purposes.
12. Whilst there were some minor under spends in completed schemes, there were also some overspends, some of which are within acceptable tolerances, others which were more significant, namely:

	£
Town Hall Disabled Access and Refurbishment	253,093
Capitalised Restructuring Costs	26,237
Traffic Calming/Estate Improvements	36,974
Disabled Facilities Grants	25,798
Housing Revenue Account (HRA)	234,945

Consultants have been appointed in order to review the issues surrounding the Town Hall project and also to investigate the possibility of recovering some of the costs from the contractor due to delays. The outturn figure takes account of the accrued recovery of some costs: should this not be achieved there would be a further financial impact.

The other major area of overspending is the Housing Revenue Account. There was a delay in implementing the Cotswold House CCTV installation, so expenditure of £34,730 on this scheme will need to slip to 2006/07. Excluding this project from the analysis, the overspending on all other HRA schemes was £269,675. It is proposed that this overspending is financed by borrowing to avoid the reduction in capital receipts restricted to housing purposes that are required to finance the Housing Improvement Programme in 2006/07 and subsequent years. In order to offset the impact of this borrowing, it is proposed that the 2006/07 HRA Capital Programme is reduced to use only the Major Repairs Allowance for the year. (This proposal is shown in Appendix 3.)

The Cabinet is required to approve the financing of the Capital Programme.

Capital Receipts Monitoring

- 13. The provisional outturn for usable capital receipts is presented in Appendix 2. The use of unrestricted capital receipts in the proposed financing of the programme has increased by £195,360 because of overspending. This means that the balance of usable receipts that would have been available in 2006/07 will be less than intended.

HOW ARE WE PERFORMING?

- 14. The Capital Programme Board has made good progress over the past year. Previously the Capital Programme has seen year-end under spends with many schemes slipping to following year and therefore not completed as intended. The introduction of the Capital Programme Board and the project management toolkit have lead to a more controlled and successful delivery of the programme this year. However members must recognise that there are only limited resources devoted to this, and there is still a lot of work to do.

(A) Key Performance Indicators

- 15. High level monitoring of the Capital Programme is carried out through four performance indicators, which have been described in previous Executive Cabinet reports. The table below lists these and shows targets and year-end results against the performance last reported to Executive Cabinet on 9 March 2006.

Performance Indicator	Target 2005/06	Performance	
		At March 06	Year End 05/06
	%	%	%
1. The % of the Capital Programme budget actually spent.	80	92	105
2. The % of capital schemes intended to be completed during the year actually completed.	80	67	82
3. The % of project using the toolkit.	50	29	34
4. The % of successful projects.	80	100	100

- 16. At the end of 2005/06 three of the four performance indicators have exceeded target.

In recent years the Capital Programme has struggled to deliver. This year the outturn shows a year end overspend in the Capital Programme of 5%, with 82% of schemes which we intended to complete within the financial year actually completed.

- 17. The percentage of projects using the toolkit is below target. Although disappointing it was an ambitious target, with project management only before used for eGovernment projects. Also our last report indicated that we were behind target and that it will take time to fully embed the project management methodology therefore the result was expected.
- 18. Take up for use of the toolkit in 2006/07 looks promising. A popular and effective training programme is now underway with over 30 staff attending since February and another 20 booked on over the coming months. Also the number of good quality business cases

being submitted to the Capital Programme Board is increasing. The target for 2006/07 is 70%, and the board are confident of meeting this.

The expected increase in use of the toolkit will inevitably also lead to improved results in all the other performance indicators.

In addition continual improvements are being made to the toolkit based of feedback from users, and benchmarking against methods used by other local authorities. This had lead to our toolkit becoming well respected within the North West.

19. While the percentage of successful projects is an important measure, which will increase in value during 2006/07, the year-end figure has little meaning this year due to the small number of schemes who have set and measured success criteria.

Capital Monitoring 2006/07

20. The latest Capital Programme forecast for 2006/07 shows a reduction in total budget to £12,160,320. The table below summarises the changes. Appendix 3 presents the 2006/07 programme in detail and Appendix 4 show the estimated capital receipts totals.

Executive Cabinet Date	Details	£
30/03/06	Approved Capital Programme	£12,351,330
	<u>Less</u>	
	Slippage to 2006/07	£127,110
	Other changes	(£318,120)
29/06/06	Revised Capital Programme	£12,160,320

21. The slippage of £127,110 from 2005/06 had been reported to Executive Cabinet on 9 March 2006 but had not so far been added to the 2006/07 programme.
22. Of the other changes, the most significant is the proposed reduction of Housing Revenue Account capital expenditure by £264,330, to match the Major Repairs Allowance for the year. The budgets for Computer Network Improvements and Capitalised Redundancy Costs are reduced by £3,400 and £26,240 respectively, because the expenditure was incurred in 2005/06 instead of 2006/07. It is recommended that the budget for S106 funded Transport Improvements is reduced by £24,150 because the S106 resources were required in 2005/06 instead.
23. The budget for Duxbury Park Golf Course Capital Investment moves from Category B to Category A because expenditure has now started.

PROGRAMME BOARD RECOMENDATIONS

24. Set out below are a summary of requests received at the last meeting of the Capital Programme Board on the 5 June 2006, and in each case the Board's recommendations.

New Schemes and Projects

25. A number of business cases for new schemes or projects have been submitted to the Board for consideration. These have been uploaded onto the Loop and can be found here, <http://theloop/section.asp?sectionType=list&catid=12334>, under ‘New Projects for Consideration’.

Project	Priorities	Outcome	Estimated Budget
Integration Software	Performance	6.2	£40,000
Union Street/Market S/St Thomas's Road Mini Roundabouts and Zebra Crossings	Prosperity, People, Place	1.3 4.1 5.4	£114,000
APP/Civica Housing Assessment Module	People, Place, Performance	2.1 5.2 6.3	£6,218

26. The Board recommends that each of the new projects listed in the table above be included as a category 'C' schemes and as such on the reserve list for future consideration when resources become available.

Project	Priority	Outcome	Financing
Euxton Villa Football Club	People & Place	2.2 3.1 5.1 5.3	CBC Match Pot Funding - £10,000 Football foundation grant - £231,075 Euxton Parish Council - £5,000 Private individual - £35,000 Harris Trust - £5,000 Foundation for sport and arts - £1,000 Euxton Villa Football Club - £68,425 Total Cost £355,500
Music Café Project	People & Place	2.2 3.1 5.4	CBC Match Pot Funding - £20,000
Gillibrand Street Site Assembly	Prosperity	1.2	£370,000 – to be funded through a back to back agreement with the developer
Affordable Housing Project	Place & People	2.3 3 5.1	£980,000 – to be funded through a back to back agreement with the developer
Website Refresh	Performance	6.4	£50,000 – to be funded from the eWorkforce reserve.
Migration to OS Master Map	Performance	6.3	£29,262 – to be funded from the Planning Delivery Grant
eDevelopment and Building Control Project	People, Prosperity & Place	1 2 3 4 5	£152,000 – to be funded from the Planning Delivery Grant
Pedestrian Improvements to Southport Road and St Thomas's Road Chorley	People & Place	3.1 4.2 5.4	£30,000 – to be funded from the traffic calming budget
Section 106 Funded – Various Highway Improvements linked	People & Place	3.1 5.4	£100,000 – to be funded from S106 money.

to Gillibrand Estate and Southlands High School			
Various Traffic Calming/Local Road Safety Schemes	People & Place	3.1 5.4	<u>CBC Traffic Calming Budget - £18,000</u> LCC Contribution - £50,000 Total Cost - £68,000
Litter/Dog Waste/On-street Recycling Bins	People	4	£42,940 – to be funded from a DEFRA Grant.

27. The Board recommends that the new projects shown in the table above, be included as a Category B scheme on the 2006/07 Capital Programme.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

35. There are no comments from the Head of Human Resources.

RECOMMENDATION(S)

29. That the outturn be noted
30. That members approve the financing of the Capital Programme.
31. That members approve the reduction in the HRA budget for 2006/07 due to the overspending in 2005/06.
32. That members approve the Capital Programme for 2006/07 be reduced to £12,160,320, as presented in Appendix 3.
33. That the following recommendations of the Capital Programme Board be approved:

New Capital Schemes and Projects

- (e) That the following new schemes be placed on the reserve list (Category C) for future consideration when resources become available:
1. Integration Software
 2. Union Street/Market S/St Thomas's Road Mini Roundabouts and Zebra Crossings
 3. APP/Civica Housing Assessment Module
- (f) That the following new scheme be placed in Category B of the 2006/07 Capital Programme:
1. Euxton Villa Football Club
 2. Music Café Project
 3. Gillibrand Street Site Assembly
 4. Affordable Housing Project
 5. Website Refresh
 6. Migration to OS Master Map
 7. eDevelopment and Building Control Project
 8. Pedestrian Improvements to Southport Road and St Thomas's Road Chorley
 9. Section 106 Funded – Various Highway Improvements linked to Gillibrand Estate and Southlands High School
 10. Various Traffic Calming/Local Road Safety Schemes

11. Litter/Dog Waste/On-Street Recycling Bins

REASONS FOR RECOMMENDATION(S)**(If the recommendations are accepted)**

34. The financing of the 2005/06 Capital Programme as presented avoids the use of borrowing to finance General Fund schemes in part by maximising the use of external contributions such as S106 commuted sums. Borrowing has been restricted to financing the HRA schemes to avoid an adverse impact on the General Fund revenue budget.
35. The Capital Programme for 2006/07 needs to be updated to take account of slippage and other changes.
36. To bring forward new schemes which members may consider for inclusion in the future Capital Programme.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

37. Prudential borrowing to finance HRA schemes in 2005/06 could be avoided by using restricted capital receipts. This has been rejected because those receipts are required to finance the General Fund Housing Investment Programme from 2006/07 onwards.

PAUL MORRIS
EXECUTIVE DIRECTOR – CORPORATE & CUSTOMER

GARY HALL
DIRECTOR OF FINANCE

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Rebecca Ostapski Michael Jackson	5779 5490	16 June 2006	Capital Outturn Report 200506

This page is intentionally left blank

Capital Programme - 2005/06**Scheme****CAPITAL SCHEME****Corporate Programmes - e-Government**

	2005/06 Current Budget £	Provisional Outturn 2005/06 £	Variance from Budget £	External Funding £	CBC Funding £
Revenues & Benefits eGovernment	113,080	113,080	0	113,080	0
Financial systems upgrades (PARIS income system)	22,700	22,734	34	22,734	0
Replacement core financial systems	46,200	46,233	33	0	46,233
Digitisation of Records	87,330	87,278	(52)	87,278	0
Computer Network Improvements (Business Continuity)	74,070	77,702	3,632	12,127	65,575
e-Democracy Software	26,000	27,417	1,417	27,417	0
PSS Computer Aided Design Systems	520	522	2	0	522
PSS Document Image Processing	24,000	20,052	(3,948)	20,052	0
PSS Fleet Management System	15,000	11,030	(3,970)	0	11,030
Intranet Redesign and Update	33,790	33,784	(6)	0	33,784
Annual leave & flexitime system	13,250	13,243	(7)	0	13,243
IT Support (incl. salary capitalisation)	75,820	75,590	(230)	75,590	0
Records management	600	590	(10)	590	0
Pay Modeller System re Job Evaluation	28,050	28,050	0	0	28,050
National Land & Property Gazetteer	1,590	1,590	0	1,590	0
Integration of CRM & Workflow with Back Office	50,000	29,163	(20,837)	29,163	0
Environmental Services Integration	30,000	6,180	(23,820)	6,180	0
Access to home/remote & mobile working facilities	30,000	44,254	14,254	44,254	0
Integration to Land & Property Gazetteer	22,500	13,045	(9,455)	13,045	0
Microsoft Upgrade	1,410	0	(1,410)	0	0
Planning Delivery Grant-funded capital scheme	4,630	4,630	0	4,630	0
GIS Server	0	4,438	4,438	4,438	0
Bengal Street Cyber Café	0	7,365	7,365	7,365	0
Total - e-Government	700,540	667,970	(32,570)	469,533	198,437

Capital Programme - 2005/06**Scheme****Corporate Programmes - Office Accommodation**

Bengal Street Improvements, CCTV and New Building
 Town Hall Disabled Access and Refurbishment
 Gillibrand Street Annexe Refurbishment 2005/06
 Union Street Offices - Refurbishment
 Union Street Offices Heating and Ventilation

Total Office Accommodation**Corporate Programmes - Strategic Measures**

Capitalised Restructuring Costs
 Project Management Support Capitalisation
 EGLR - contribution to Holy Cross AW Pitch
 EGLR - environmental mitigation works
 ODPM e-Voting 2004/05 - 2005/06

Total Strategic Measures**Leisure and Cultural Services**

Replace filter Brinscall swimming pool
 All Seasons Leisure Centre Refurbishment
 Astley Hall Refurbishment (Phase I slippage & II)
 Astley Hall Gas Supply
 YVP Replacement of Bridges
 Leisure Centres Capital Investment
 Leisure Centres DDA Works

Total Leisure and Cultural Services

2005/06 Current Budget £	Provisional Outturn 2005/06 £	Variance from Budget £	External Funding £	CBC Funding £
150,230	147,336	(2,894)	0	147,336
1,452,910	1,706,813	253,903	16,000	1,690,813
29,630	30,402	772	0	30,402
17,580	17,579	(1)	0	17,579
1,500	2,920	1,420	0	2,920
1,651,850	1,905,050	253,200	16,000	1,889,050
56,520	82,757	26,237	0	82,757
40,000	40,000	0	0	40,000
250,000	250,000	0	250,000	0
120,000	114,745	(5,255)	114,745	0
903,880	903,879	(1)	903,879	0
1,370,400	1,391,381	20,981	1,268,624	122,757
19,180	19,176	(4)	0	19,176
9,630	9,632	2	0	9,632
17,720	29,563	11,843	0	29,563
12,000	7,594	(4,406)	0	7,594
95,660	75,933	(19,727)	9,293	66,640
39,750	27,208	(12,542)	0	27,208
7,350	0	(7,350)	0	0
201,290	169,106	(32,184)	9,293	159,813

Capital Programme - 2005/06

Scheme	2005/06 Current Budget £	Provisional Outturn 2005/06 £	Variance from Budget £	External Funding £	CBC Funding £
<i>Public Space Services</i>					
Traffic Calming/Estate Improvements	55,360	92,334	36,974	36,974	55,360
Replacement Borough Boundary Signs	5,890	5,290	(600)	0	5,290
Extension to Chorley Cemetery (new burial area)	78,540	83,920	5,380	0	83,920
Cemetery memorial safety	1,130	1,175	45	0	1,175
Resurface Footpaths Chorley and Adlington Cemeteries	2,620	2,181	(439)	0	2,181
Car parking measures following new Chorley Interchange	16,700	15,379	(1,321)	0	15,379
Purchase and erection of bus shelters	10,000	9,672	(328)	0	9,672
Tesco superstore cycle path	63,000	49,080	(13,920)	49,080	0
Total Public Space Services	233,240	259,031	25,791	86,054	172,977
<i>Environmental Services</i>					
New and Replacement Litter and Dog Waste bins	18,610	21,376	2,766	0	21,376
DEFRA 2004/05	116,420	116,419	(1)	110,710	5,709
Public Toilets Upgrade and Refurbishment Programme	106,000	115,385	9,385	0	115,385
Recycling bins, boxes, lids and sacks 2005/06	153,330	153,332	2	18,253	135,079
Total Environmental Services	394,360	406,512	12,152	128,963	277,549

Capital Programme - 2005/06

Scheme	2005/06 Current Budget £	Provisional Outturn 2005/06 £	Variance from Budget £	External Funding £	CBC Funding £
<u>Housing Services (General Fund)</u>					
Vacant Property Initiative	36,000	28,378	(7,622)	0	28,378
Gillibrand Disabled Adaptations (S106 funded)	10,000	10,000	0	10,000	0
Disabled Facilities Grants	399,130	424,928	25,798	240,187	184,741
Home Repair Assistance & Energy Grants	280,000	267,438	(12,562)	0	267,438
Handy Person Scheme	15,000	15,000	0	0	15,000
Group Repair Schemes	24,500	24,890	390	0	24,890
Slum Clearance	34,000	36,413	2,413	0	36,413
Total Housing Services (General Fund)	798,630	807,047	8,417	250,187	556,860
<u>Corporate & Policy Services</u>					
Adlington CCTV Cameras	40,000	38,304	(1,696)	38,271	33
Coppull Spendmore Lane CCTV Cameras	30,050	31,806	1,756	31,806	0
Town Centre CCTV/Control Room equipment	9,820	9,822	2	4,586	5,236
Total Corporate & Policy Services	79,870	79,932	62	74,663	5,269
<u>Property Services</u>					
Service Centre on Portland St Car Park	5,370	5,368	(2)	0	5,368
Ackhurst Lodge Refurbishment	85,890	89,228	3,338	0	89,228
Total Property Services	91,260	94,596	3,336	0	94,596

Capital Programme - 2005/06

Scheme	2005/06 Current Budget £	Provisional Outturn 2005/06 £	Variance from Budget £	External Funding £	CBC Funding £
<i>Development & Regeneration</i>					
Chapel Street Environmental Enhancement	296,450	305,469	9,019	105,807	199,662
Strategic Regional Site	2,281,300	2,294,872	13,572	193,430	2,101,442
Design Fees	103,550	103,550	0	0	103,550
Astley Park Heritage Lottery Project	176,210	148,103	(28,107)	117,879	30,224
Groundwork Projects	30,000	30,500	500	0	30,500
Total Development & Regeneration	2,887,510	2,882,494	(5,016)	417,116	2,465,378
TOTAL GENERAL FUND PROGRAMME	8,408,950	8,663,119	254,169	2,720,433	5,942,686
<i>Housing Services (Housing Revenue Account)</i>					
Achieving Decent Homes Standard	353,000	481,042	128,042	225,223	255,819
Replacement Windows & Doors	716,000	753,757	37,757	753,757	0
Community Safety	42,000	79,414	37,414	46,414	33,000
Estate Improvements & Regeneration	93,000	117,292	24,292	99,292	18,000
Adaptations for Disabled	194,000	254,577	60,577	47,964	206,613
Major Void Works	373,000	448,800	75,800	396,800	52,000
External Site Works	217,000	232,793	15,793	229,793	3,000
Capitalised Salaries	110,000	0	(110,000)	0	0
Cotswold House CCTV	35,000	270	(34,730)	0	270
TOTAL HOUSING REVENUE ACCOUNT PROGRAMME	2,133,000	2,367,945	234,945	1,799,243	568,702
TOTAL CAPITAL PROGRAMME 2005/06	10,541,950	11,031,064	489,114	4,519,676	6,511,388

Capital Programme - 2005/06

Scheme	2005/06 Current Budget £	Provisional Outturn 2005/06 £	Variance from Budget £	External Funding £	CBC Funding £
<i>Financing the Programme</i>					
Prudential Borrowing	0	269,389	269,389	0	269,389
Unrestricted Capital Receipts	2,961,990	3,157,350	195,360	0	3,157,350
Capital receipt earmarked for Strategic Regional Site	2,087,870	2,101,442	13,572	0	2,101,442
Housing Investment Programme Restricted Capital Receipts	735,690	706,173	(29,517)	0	706,173
Ext. Contributions - Developers	613,480	655,485	42,005	655,485	0
Ext. Contributions - Lottery Bodies	135,190	117,879	(17,311)	117,879	0
Ext. Contributions - Other Local Authorities	52,160	71,460	19,300	71,460	0
Ext. Contributions - Regional Development Agency etc	114,430	114,430	0	114,430	0
Ext. Contributions - Other	80,050	78,494	(1,556)	78,494	0
Government Grants - Local Government On Line	464,900	464,903	3	464,903	0
Government Grants - Planning Delivery Grant	4,630	4,630	0	4,630	0
Government Grants - e-Voting Schemes	903,880	903,879	(1)	903,879	0
Government Grants - DEFRA Recycling	128,960	128,963	3	128,963	0
Government Grants - Disabled Facilities Grants	206,480	208,727	2,247	208,727	0
Revenue Budget - Specific Revenue Reserves or Budgets	134,240	127,034	(7,206)	0	127,034
Revenue Budget - Housing Revenue Account	150,000	150,000	0	0	150,000
Major Repairs Allowance	1,768,000	1,770,826	2,826	1,770,826	0
TOTAL CAPITAL RESOURCES	10,541,950	11,031,064	489,114	4,519,676	6,511,388

Monitoring of Usable Capital Receipts 2005/06

	Unrestricted Receipts £	HIP Restricted Receipts £	Strategic Regional Site £	Total Usable Receipts £
Balance brought forward 1 April 2005	2,008,341	1,053,085	0	3,061,426
Receipts received to 31 March 2006	1,250,875	688,998	2,101,442	4,041,315
Total Usable Receipts available	3,259,216	1,742,083	2,101,442	7,102,741
Required for capital financing	(3,157,350)	(706,173)	(2,101,442)	(5,964,965)
Estimated balance 31 March 2006	101,866	1,035,910	0	1,137,776

Note:

The 'HIP Restricted Receipts' are available for capital expenditure in respect of the housing function of the authority only. They are a proportion of RTB sales available under the transitional arrangements for the pooling of housing capital receipts, which apply from 2004/05 to 2006/07. Such restricted receipts can be for non-housing purposes but can be carried forward for use in later years. The use of these restricted receipts has already been taken account of in the 2006/07 to 2008/09 capital programme.

This page is intentionally left blank

Capital Programme - 2006/07

Scheme

CATEGORY A SCHEMES**People - Reduce Pockets of Inequality**

Leisure Centres DDA Works

People - Improved Access to Public ServicesLeisure Centres Capital Investment
Extension to Chorley Cemetery (new burial area)**Place - Develop Character & Feel Of Chorley**Achieving Decent Homes Standard (Council Dwellings)
Disabled Facilities Grants
Housing Renewal
Astley Park Improvements - Construction
Kerbside Recycling Schemes
Duxbury Park Golf Course capital investment

2006/07 Current Estimate £	Change of Category £	Slippage from 2005/06 £	Other Changes £	2006/07 Revised Estimate £	External Funding £	CBC Funding £
139,650				139,650		139,650
139,650	0	0	0	139,650	0	139,650
1,335,250 10,000		20,000		1,355,250 10,000		1,355,250 10,000
1,345,250	0	20,000	0	1,365,250	0	1,365,250
2,054,000 300,000 353,660 1,663,970 112,490 0			(264,330)	1,789,670 300,000 353,660 1,663,970 112,490 92,920	1,789,670 180,000 353,660 1,347,280	0 120,000 353,660 316,690 112,490 92,920
4,484,120	92,920	0	(264,330)	4,312,710	3,316,950	995,760

Capital Programme - 2006/07**Scheme****Performance - Ensure CBC is a Performing Organisation**

Computer Network Improvements (Business Continuity)

TOTAL CATEGORY A SCHEMES**CATEGORY B SCHEMES****People - Getting People Involved in Their Communities**

Parks and Play Areas Refurbishment
 Chorley Play Facilities (S106 funded)
 Euxton Play Facilities (S106 funded)
 Contribution to Pitch Drainage Bishop Rawsthorne School

People - Improved Access to Public Services

External Funding Pot
 Adlington Rail Station Improvements (S106 funded)

2006/07 Current Estimate £	Change of Category £	Slippage from 2005/06 £	Other Changes £	2006/07 Revised Estimate £	External Funding £	CBC Funding £
3,400			(3,400)	0		0
3,400	0	0	(3,400)	0	0	0
5,972,420	92,920	20,000	(267,730)	5,817,610	3,316,950	2,500,660
43,470				43,470		43,470
30,000				30,000	30,000	0
51,880				51,880	51,880	0
19,950				19,950	19,950	0
145,300	0	0	0	145,300	101,830	43,470
50,000				50,000		50,000
7,500				7,500	7,500	0
57,500	0	0	0	57,500	7,500	50,000

Capital Programme - 2006/07

Scheme	2006/07 Current Estimate £	Change of Category £	Slippage from 2005/06 £	Other Changes £	2006/07 Revised Estimate £	External Funding £	CBC Funding £
<u>Prosperity - Put Chorley at Heart of Regional Economic Development</u>							
Transport Improvements (S106 funded)	175,530			(24,150)	151,380	151,380	0
Eaves Green Link Road (S106 funded)	4,300,000				4,300,000	4,300,000	0
	4,475,530	0	0	(24,150)	4,451,380	4,451,380	0
<u>Place - Develop Character & Feel Of Chorley</u>							
Invest in Success - Gillibrand Scheme	757,300				757,300		757,300
Duxbury Park Golf Course capital investment	92,920	(92,920)			0		0
YVP Extension Flood Alleviation	2,500				2,500		2,500
Regeneration Projects - Design Fees	103,220				103,220		103,220
Groundwork Projects	15,000				15,000		15,000
Elwood Initiative (grants for tree planting & management)	101,670				101,670		101,670
Chapel Street Environmental Enhancement	0		20,000		20,000		20,000
Traffic Calming	128,000				128,000		128,000
	1,200,610	(92,920)	20,000	0	1,127,690	0	1,127,690

Capital Programme - 2006/07**Scheme****Performance - Ensure CBC is a Performing Organisation**

IT Support (incl. salary capitalisation)
 e-Enabling HR systems - Training
 PSS Planting Schemes
 PSS Computerised Cemetery records
 Telephony
 e-Claims travel and subsistence
 Single business account
 Planning Delivery Grant-funded capital scheme
 Union Street Offices Heating and Ventilation
 Project Management Support Capitalisation
 Capitalised Restructuring Costs
 Planned Maintenance of Fixed Assets

2006/07 Current Estimate £	Change of Category £	Slippage from 2005/06 £	Other Changes £	2006/07 Revised Estimate £	External Funding £	CBC Funding £
30,000				30,000		30,000
30,000				30,000		30,000
3,500				3,500		3,500
0		13,670		13,670		13,670
42,100				42,100		42,100
6,000				6,000		6,000
0		13,500		13,500		13,500
123,370				123,370	123,370	0
25,000				25,000		25,000
40,000				40,000		40,000
0		59,940	(26,240)	33,700		33,700
200,000				200,000		200,000
499,970	0	87,110	(26,240)	560,840	123,370	437,470
6,378,910	(92,920)	107,110	(50,390)	6,342,710	4,684,080	1,658,630
12,351,330	0	127,110	(318,120)	12,160,320	8,001,030	4,159,290

TOTAL CATEGORY B SCHEMES**TOTAL CATEGORY A AND CATEGORY B SCHEMES**

Capital Programme - 2006/07

Scheme

Financing the Programme - Category A & B Schemes

	2006/07 Current Estimate £	Change of Category £	Slippage from 2005/06 £	Other Changes £	2006/07 Revised Estimate £	External Funding £	CBC Funding £
Prudential Borrowing	1,723,500			(49,910)	1,673,590		1,673,590
Unrestricted Capital Receipts	1,775,160		99,940	20,270	1,895,370		1,895,370
Housing Investment Programme Restricted Capital Receipts	587,990			(114,330)	473,660		473,660
Ext. Contributions - Developers	4,584,860			(24,150)	4,560,710	4,560,710	0
Ext. Contributions - Lottery Bodies	1,347,280				1,347,280	1,347,280	0
Government Grants - Planning Delivery Grant	123,370				123,370	123,370	0
Government Grants - Disabled Facilities Grants	180,000				180,000	180,000	0
Government Grants - Major Repairs Allowance	1,789,670				1,789,670	1,789,670	0
Revenue Budget - Specific Revenue Reserves or Budgets	89,500		27,170		116,670		116,670
Revenue Budget - Housing Revenue Account	150,000			(150,000)	0		0
TOTAL CAPITAL RESOURCES - A & B SCHEMES	12,351,330	0	127,110	(318,120)	12,160,320	8,001,030	4,159,290

This page is intentionally left blank

Monitoring of Usable Capital Receipts 2006/07

	Unrestricted Receipts £	HIP Restricted Receipts £	Total Usable Receipts £
Balance brought forward 1 April 2006	101,866	1,035,910	1,137,776
Estimated Usable Receipts in year	1,793,504	271,870	2,065,374
Total estimated Usable Receipts	<u>1,895,370</u>	<u>1,307,780</u>	<u>3,203,150</u>
Required for capital financing	(1,895,370)	(473,660)	(2,369,030)
Estimated balance 31 March 2007	<u>0</u>	<u>834,120</u>	<u>834,120</u>

Note:

The 'HIP Restricted Receipts' are available for capital expenditure in respect of the housing function of the authority only. They are a proportion of RTB sales available under the transitional arrangements for the pooling of housing capital receipts, which apply from 2004/05 to 2006/07. Such restricted receipts can be for non-housing purposes but can be carried forward for use in later years. The use of these restricted receipts has already been taken account of in the 2006/07 to 2008/09 capital programme.

This page is intentionally left blank

REPORT OF EXECUTIVE CABINET**HOUSEHOLDER DESIGN GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT**

1. The Director of Development and Regeneration presented the Executive Cabinet with a report seeking endorsement of new draft Householder Design Guidance Supplementary Planning Guidance, which is intended to replace the current House Extension Guidelines.
2. We endorsed the new draft Guidance and commend the document for approval for consultation purposes.
3. A copy of the Director's report and draft guidance is attached for consideration by the Council.

Recommendation

4. The Council is recommended to approve the draft Householder Design Supplementary Planning Guidance document for consultation and community involvement purposes, subject to delegated authority being granted to the Director of Development and Regeneration to agree any minor technical or illustrative amendments.

COUNCILLOR P MALPAS

Executive Member for Economic Development and Regeneration

AU

There are no background papers to this report.

This page is intentionally left blank

Report of	Meeting	Date
Director of Development and Regeneration (Introduced by Councillor Peter Malpas the Executive Member for Economic Development and Regeneration)	Local Development Framework and Community Strategy Working Group	19 th June 2006
	Development Control Committee	20 th June 2006
	Executive Cabinet	29 th June 2006

HOUSEHOLDER DESIGN GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT (SPD)

PURPOSE OF REPORT

1. To update Members on the progress of the above document and to seek endorsement for the instigation of a formal consultation process in relation to the document which will form part of the Local Development Framework.

CORPORATE PRIORITIES

2. The production and implementation of the guidance within this document will have a direct link to the Strategic Objective that seeks to ‘Develop the character and feel of Chorley as a good place to live’.

RISK ISSUES

3. The issues raised and recommendations made in this report involve risk considerations in the following categories:

Strategy	X	Information	
Reputation	X	Regulatory/Legal	X
Financial	X	Operational	X
People		Other	

4. The production of this Supplementary Planning Document (SPD) will contribute to Long Term Outcome 5.3 of the Corporate Strategy Overview 2006/07-2008/09, which seeks an improved local environment.
5. Members may be aware that the Council is committed to the production of a number of Supplementary Planning Documents at specific times within the Local Development Scheme. Document production targets have been set out, which the Council is required to meet to avoid a risk that the Council will be penalised in the assessment of the next Planning Delivery Grant settlement. Linked to this is the potential loss of reputation if these agreed targets are missed.
6. The document will extend the guidance and advice available to Council Officers and the public, assisting in the interpretation and consistent delivery of design objectives, as held within Local Plan Policies DC8A, DC8B & HS9.

BACKGROUND

7. Members will be aware, following the 2004 Planning and Compulsory Purchase Act, that the former Development Plan system has been replaced. No longer are drafts of all the policies published in one Local Plan and consulted upon in their totality at Consultation and Deposit Draft stages, with subsequent changes to wording made in response to representations.

Under the new system the LDF comprises a suite of documents prepared over a period of time and the stages through which each document must pass are:

- Issues and Options
- Preferred Options
- Submission

8. Early on within the LDF process, it had been noted by Officers that the existing House Extension Design Guidelines (HEDG), adopted in 1998 was becoming somewhat out of date. More seriously, it was failing to further the Council's aspiration to achieve high standards of design throughout the Borough and aspiration supported by a shift in Government policy.
9. The purpose of the new guidance is to assist anyone wishing to extend a residential dwelling, in either urban or rural areas, and to promote a higher standard of design. It will be used as a guide to how the policies in the Development Plan will be applied to householder developments. It is also expected that the document will assist in the interpretation and ensure consistent delivery of design objectives as held within Local Plan Policies DC8A, DC8B & HS9, including replacement dwellings and garden extensions in the countryside. The published version of the draft guidance will be fully illustrated to help understanding.
10. The principle changes can be summarised as:
- a) Much more specific guidance regarding the need to ensure that design solutions understand and respect their context and achieve cohesion with their surroundings.
 - b) Detailed guidance regarding the mass, scale and detailing of extensions including some new guidelines to help achieve a satisfactory proportional relationship.
 - c) Expanded information regarding the need to ensure that extensions do not cause detriment to the amenity of neighbours.
 - d) New guidance specifically relating to the extension of buildings situated on corner plots.
 - e) Expansion of guidance relating to extensions in rural areas.
 - f) Specific guidance relating to conservatories, balconies and terraces.
 - g) Specific guidance relating to renewable energy sources and their impact upon domestic buildings.
 - h) Greater guidance about outbuildings, boundary treatments and the treatment of space.
11. The document has been the subject of some informal consultation, during its drafting. The document continues to be circulated within the Council for comments and where possible those comments will be incorporated prior to formal consultation taking place. It is not envisaged that any fundamental changes will be necessary.
12. It is emphasised that the images shown within the draft document attached are for illustrative purposes only, in order to provide a better understanding of the text. These will be altered and improved during and after the consultation process.

COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES

4. There are no HR implications associated with this report.

COMMENTS OF THE DIRECTOR OF FINANCE

5. There are no financial implications associated with this report.

RECOMMENDATION

6. That the Executive Cabinet approves the draft document for consultation and community involvement purposes subject to ratification by Full Council with any minor textural and illustrative amendments being delegated to the Director of Development and Regeneration.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

7. The only other option considered was to do nothing (retain guidelines in existing House Extensions Design Guide SPG). Testing of this option was carried out in April 2006 to identify how it performed against social, economic and environmental objectives in the Sustainability Appraisal Framework. Following this it was concluded that the most sustainable option for this document was its revision, and thus the Draft SPD prepared.

JANE E MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

Background Papers			
Document	Date	File	Place of Inspection
Existing House Extension Design Guide	1998	***	Union Street Gillibrand Street

Report Author	Ext	Date	Doc ID
Andrew Tegg	5327	5 th June 2006	

This page is intentionally left blank

CHORLEY BOROUGH COUNCIL

DEVELOPMENT AND REGENERATION

**DRAFT HOUSEHOLDER DESIGN GUIDANCE
SUPPLEMENTARY PLANNING DOCUMENT**

JUNE 2006

CONTENTS

1 Introduction..... 4
 Sustainability Appraisal 4
 Planning Policies..... 5

2 Starting Principles..... 6
 Does it need Planning Permission?..... 6
 Other Consents and Regulations 6
 Processing your Application 6
 Issues Considered on a Planning Application 7
 Site Appraisal and Survey – Establishing your Context 7

3 General Advice 9
 Siting Principles 9
 Form and Mass 9
 Detailing your Extension 10
 Neighbour Effects 12
 Dominance and Overbearing 12
 Shadowing 12
 Overlooking..... 12

4 Specific Advice 14

5 Front Extensions 14

6 Side Extensions 14
 Semi-Detached and Terraced Houses 15
 Detached Houses 15
 Gaps Between Buildings – The Terracing Effect 15

7 Rear Extensions..... 16
 Single Storey Extensions 16
 Two Storey Extensions 16

8 Extensions on Corner Plots..... 18

9 House Extensions in Rural Areas..... 18
 The ‘Original Dwelling’ 19
 House Extensions 19
 Outbuildings..... 19
 Garden Extensions 20

10 Conservatories..... 20

11 Dormers, Rooflights and Roof Extensions..... 20
 Dormers..... 20
 Rooflights..... 21
 Roof Extensions..... 21

12 Solar Panels and Wind Turbines..... 22
 Solar Panels 22
 Wind Turbines..... 22

13 Balconies & Terraces 23

14 Garages and Outbuildings 23

15 Access and Parking 24

16 Works to Front Curtilage Areas 24

17 Boundary Treatments..... 25

18 Listed Buildings and Conservation Areas 25

19 Conclusions and Checklist for Avoiding Common Mistakes 27

Contact Details:

**Chorley Borough Council
 Union Street
 Chorley
 Lancashire
 PR7 1AL**

Tel: 01257 515151
Fax: 01257 515297
Email: dcon@chorley.gov.uk

Web: <http://www.chorley.gov.uk/planning>

This document is provided prior to being desktop published and all content except the text is for illustrative purposes only. The illustrations are used only as examples of the types of drawings and diagrams that will be used in the final version. These illustrative diagrams have been obtained from a number of sources and the copyright of the originals is acknowledged.

1 Introduction

- 1.1 The Council recognises that people wish to improve their properties to provide accommodation that meets their changing needs, provided there is no adverse impact on the living conditions of neighbours or the environment.
- 1.2 Badly designed extensions can spoil a building, equally they can also have an adverse effect upon the streetscape in which they are situated, and this imposes upon the wider community and affects our enjoyment of the environment. It is also worth noting that a well-designed extension is more likely to add value to your house than a poorly conceived example.
- 1.3 The purpose of this guide is to assist all those who wish to extend a residential dwelling, in both urban and rural areas, and to promote a higher standard of design. It will be used as a guide to how the policies in the Development Plan will be applied to householder developments. The information held within the guide can be used to firm up ideas that you may already have with regards to extending your property, and will hopefully avoid the disappointment of submitting a planning application, which ultimately cannot be approved. This guide does not seek to impose rigid conditions, or stifle creative and innovative architecture. The focus is instead aimed at encouraging good design and hopefully identifying features and ideas that can be used to achieve high standards.
- 1.4 The importance of good design is recognised at a national level within government guidance. General principles are set out within Planning Policy Statement 1: *'Delivering Sustainable Development'* which states that 'good design should contribute positively to making places better for people'.
- 1.5 It must be emphasised that this guide relates to planning issues only. There are other matters that may require consideration including Building Regulations, Party Wall Legislation, and Rights of Way legislation etc. All of these should be considered when designing your extension. Guidance on Building Regulation issues should be sought from the Council's Building Control Section; other matters should be discussed with a suitably qualified professional, such as a Solicitor or Surveyor.
- 1.6 The objectives of this guidance document are:
 1. To assist in the interpretation and ensure consistent delivery of design objectives as held within Local Plan Policies DC8A, DC8B & HS9;
 2. To encourage high quality design which minimises its impact upon sensitive areas and protects the residential amenity of neighbouring properties;
 3. To maintain local distinctiveness and enhance local character in order to protect the varied qualities of the built environment of Chorley Borough;
 4. To encourage sustainable building practices, which minimise waste and promote the use of sustainable energy resources.
- 1.7 The document supersedes the advice found in the House Extension Design Guide adopted in June 1998. It will be applied to all applications submitted after its adoption. If other properties have had historic extensions that conflict with this guidance it will not set a precedent for future decisions.

Sustainability Appraisal

- 1.8 From 11 November to 16 December 2005 a Sustainability Appraisal Scoping Report for the Household Extension Design Guide SPD was sent out for consultation to the four statutory bodies nominated for this purpose (English Nature, English Heritage, Environment Agency and Countryside Agency) and other bodies considered

appropriate. The Scoping Report sets out a framework to test options and includes sustainability objectives. The options were:

1. Do nothing (retain guidelines in the existing House Extensions Design Guide SPG)
2. Produce a new SPD that will reinforce policies by:
 - Containing more transparent guidelines;
 - Providing greater certainty to applicants regarding the Council's design requirements and aspirations;
 - Covering a wider range of issues than the existing SPG including replacement dwellings in the countryside and curtilage extensions.

- 1.9 Testing of the options was carried out in April 2006 to identify how each performed against social, economic and environmental objectives in the Sustainability Appraisal framework. The most sustainable option for this document was then selected, which was option 2, and the draft SPD prepared. The draft SPD was then tested further in the Sustainability Appraisal process in order to predict and evaluate its effects.

Planning Policies

- 1.10 The Council determines planning applications after assessing the application against policies in the Development Plan, which are set at a local and regional level. There are three documents which comprise the Development Plan:

- (1) Regional Planning Guidance for the North West March 2003 (RSS13);
- (2) The Joint Lancashire Structure Plan 2005; and,
- (3) Chorley Borough Local Plan Review 2003.

- 1.11 Detailed policies are contained in the Local Plan, which expand upon Policy DP3 of RSS13 on "Quality in New Development". These detailed policies (see Appendix 1) relate to the design of house extensions, and include:

- GN5** *Building Design and Retaining Existing Landscape Features and Natural Habitats*
- DC8A** *Replacement Dwellings and Extensions in the Green Belt*
- DC8B** *Replacement Dwellings and Extensions in Safeguarded Land and Area of Other Open Countryside*
- HT2** *Alterations and Extensions to Listed Buildings*
- HT7** *New Development in Conservation Areas*
- HS9** *Residential Extensions in Settlements Excluded from the Green Belt*
- TR4** *Highways Development Control Criteria*

- 1.12 It is worth bearing in mind however, that there may be other relevant policies, such as those related to Listed Buildings. This guidance does not override other considerations that may constrain the size of any extension.

2 Starting Principles

Does it need Planning Permission?

- 2.1 The first step when you have decided that you want to extend your property is to establish whether or not you require planning permission. The planning system controls all new development. This includes all construction, engineering and other works. Permission can be required for a range of activities from digging a ditch, constructing a raised patio or decked area, pruning a tree, erecting a conservatory or extension, or constructing a nuclear power station.
- 2.2 Many houses (but not flats) benefit from what are called 'Permitted Development Rights'. This means that some small alterations and extensions may not require planning permission. There is a leaflet produced by central government entitled '*Planning – A Guide for Householders*' which will provide further guidance in relation to this. This is available free from the Council or can be downloaded from the website www.communities.gov.uk.
- 2.3 The regulations relating to permitted development are complex. It is advised that if you are in any doubt as to whether your property benefits from such rights you contact the Council for further advice. A form that can be completed and submitted to the Council to enquire as to whether planning permission is required. This is available from either the Council Offices on Union Street or on the planning pages of the Councils website.

Other Consents and Regulations

- 2.4 You should also be aware that there are a range of consents may be required in order for works to be undertaken. These can include, for example:
- **Building Regulations** - This relates to the technical aspects relating to the construction of the extension/alteration and is entirely separate from the planning system. Advice should be sought from the Building Control Section on 01257 515245.
 - **Land Owner** – You may need consent from previous or adjoining land-owners depending on the nature of the works. Planning permission or any other consent does not override rights accrued by ownership or other controls.
 - **Party Wall Act** – This controls works that are close to, or on, the boundary of your property, or affect an existing boundary or party wall. A leaflet is available from the Council and advice can be obtained from an appropriate person, as it is not a matter that is controlled by the Council.

Processing your Application

- 2.5 The Council have prepared a Guidance Document on the validation of applications which outlines the level of detail is required for differing types of application. This document together with the necessary application forms is available from the Council Offices, or can be downloaded from the website.
- 2.6 Once the application is received the Council will undertake various consultation, including nearby residents who may be affected by the proposal. For this reason it is always advised that you make your neighbours aware of your proposals, and discuss it with them prior to submitting your proposal.

Issues Considered on a Planning Application

- 2.7 When considering applications for extensions and alterations there are many considerations that will be taken into account by the Council. These include, for example:
- The design of the extension;
 - Its impact on the amenity of adjoining properties;
 - Its relationship with adjoining properties;
 - Dominance and overshadowing of adjoining properties;
 - Impact on the streetscene and character of the area;
 - Impact on protected species such as bat and newts;
 - Access, parking and vehicle turning arrangements;
 - Impact on trees and other landscape features such as ponds and hedgerows;
 - Impact on archaeology or other heritage assets.
- 2.8 Other matters, that are not land use planning matters, will not be taken into account. These include, for example:
- The effect on the value of the adjoining property;
 - Whether or not the works can be physically undertaken;
 - Whether or not third party consents are required.

Site Appraisal and Survey – Establishing your Context

- 2.9 Chorley contains a variety of building types and styles; it is therefore almost impossible to impose any hard and fast rules relating to design matters. However, the key to the success of any extension is to ensure that it takes careful note of its surroundings, and the building to which it is to be attached.
- 2.10 The extension should take a lead from its surroundings, and incorporate these principles within its overall design, and taking the character into account. It should also reflect the original appearance of your property, its scale, massing and detailing. A carefully analyse of these factors should be undertaken as it will provide a good idea of the type of extension which could be acceptable.
- 2.11 The following matters should be covered as a minimum when establishing the character of your site, this is intended as a guide with many of these factors being considered in greater detail later on in this document:
- The existing building, including its siting within the plot;
 - Materials and detailing within the building, e.g. eave height, roof shape and pitch, pattern of windows and doors;
 - Site boundaries – location and treatments;
 - Ground levels – what is the topography of the site?
 - Any landscaping / vegetation features, e.g. trees and hedges;
 - Location of services, e.g. drains, sewers overhead or underground services;
 - Existing accesses and footpaths within the site.
- 2.12 Once you have a better understanding of your property you should undertake an analysis of its surroundings is undertaken, to establish the wider context of your site. Matters to consider include:
- Siting and arrangement of surrounding streetscape – this should identify building lines and the scale and mass of surrounding buildings;
 - Local design features and detailing;

- Topography – The surrounding landform can impact upon the degree to which your proposal is visible in its wider context;
- Roads and footways – areas from which your extension may be particularly visible;
- Any planning permissions granted on surrounding buildings.

2.13 It is worthwhile bearing in mind that not every building can be extended in a manner that would be acceptable in planning terms. There is no right to extend your property and it is inevitable that there are occasions where a given property cannot accommodate the needs of the existing occupant.

2.14 It is also important to note that simply because similar extensions have been completed in the past on a nearby properties does not mean that this should be repeated. In the past, extensions have been granted that might now contradict the guidance in this document. In those circumstances the later advice in this document will take precedent.

Key Points

- ***Designs must be based upon a detailed analysis of both the original building and the surrounding streetscape.***
- ***Designers should learn from the mistakes made on surrounding buildings.***

3 General Advice

Siting Principles

3.1 Extensions and new developments should make a positive contribution to the streetscape in which they are sited. They should respect identified building lines and the spatial arrangements of the buildings, along with the spaces between them. The following general rules should be taken into account:

- Front extensions are unlikely to be acceptable, unless there is a pattern of such features within the surrounding streetscape;
- Side extensions should not be sited in such a way that fills the space between your property and its neighbour (the terracing effect);
- Corner plots are very prominent and are often difficult to extend;
- The siting of extensions should avoid excessive levels of overlooking and shadowing of neighbouring property;
- Extensions should not result in an excessive loss of off-street parking or private amenity space;
- Extensions should not lead to a loss of significant landscape features.

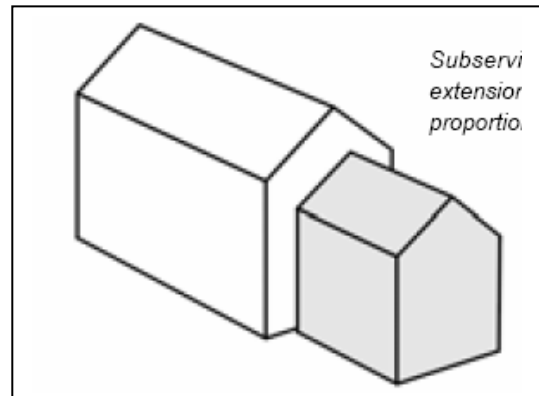
3.2 All of the above matters will be considered in greater detail within this document. It is important however, that the issues of siting your extension are fully addressed prior to detailed design work being undertaken.

Key Points

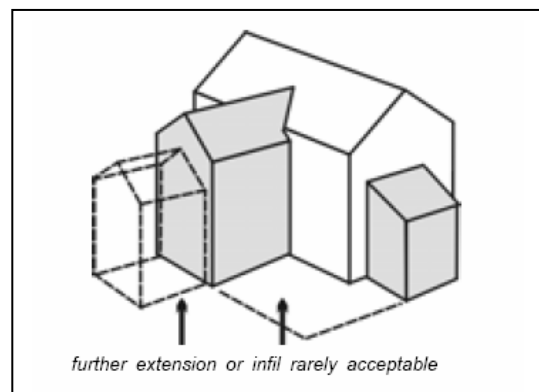
- ***Siting decisions must be based on the contextual and site analysis undertaken.***
- ***Proposals should respond to identified context and reinforce local character.***
- ***Proposals should respect spatial arrangements and building lines to integrate into the street.***
- ***Special consideration must be given to neighbour effects when siting extensions.***

Form and Mass

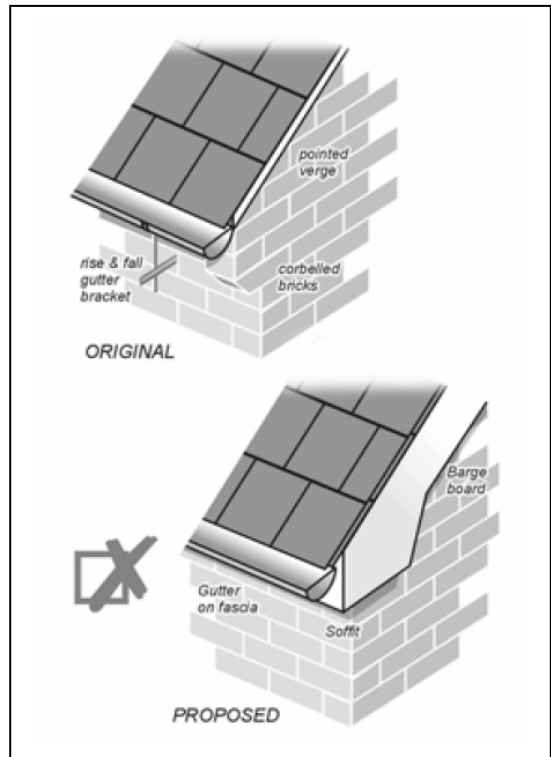
3.3 Once you have identified a suitable site for your extension, the next issue is to consider its form and mass. The form of your building is one of the most significant features when attempting to achieve a satisfactory standard of design. It is imperative that the chosen form reflects the local character and distinctiveness, as identified through your initial site analysis.



3.4 The extension should be well proportioned and sit comfortably with the original building, be sympathetic to its scale and not overbearing. Incremental extensions over time are rarely acceptable, as they extend properties without cohesion or a perceived architectural style. Large extensions, which dominate the original building, should be avoided.

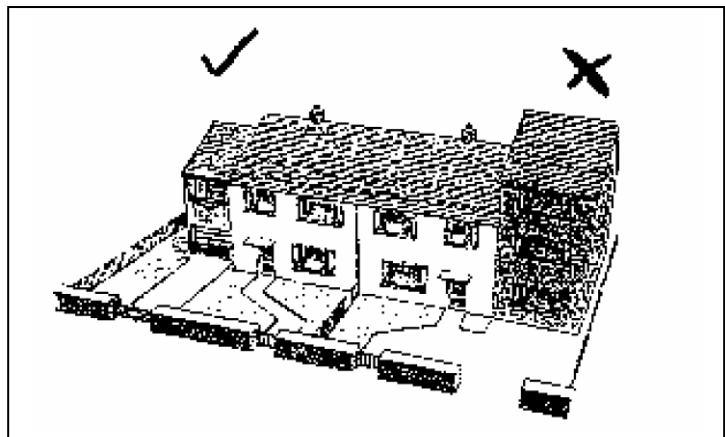


3.5 Roof shape is also a critical issue when deciding upon the form of extension, the style and scale of roof should always seek to complement that of the original building. Flat roofs are very rarely acceptable; equally hipped roofs should only be used on extensions where the original building or surrounding buildings are fitted with hips. Finally the pitch of the proposed roof should match that of the original building.



3.6 There are a number of general rules that should help the development of the design, when deciding upon the form and mass of your extension:

- Extensions should have similar proportions to the original building, although on a smaller scale;
- Generally the eaves wall should be longer than the gable wall, this improves the proportion of the extension;
- Roof pitches utilised on the extension should match those found on the original building;
- Ridges and eaves should be lowered to achieve a subservient relationship, allowing an easy understanding of what is original and what is extension;
- The walls of the extension should be set back at front and rear, to emphasise the subservience of the extension and to break up flat elevations.



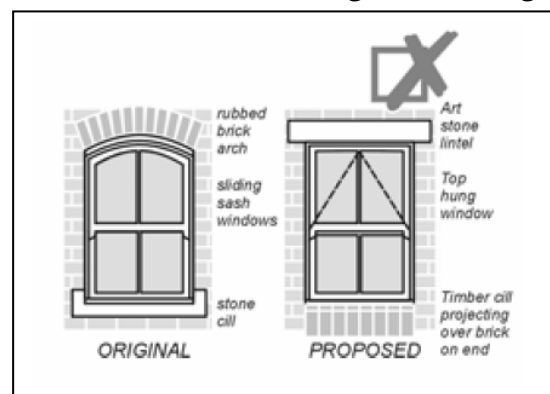
Key Points

- **Form and mass should take into account the scale of the original building along with its surroundings.**
- **Extension should share proportional characteristics with the original building and never dominate it.**
- **Extensions should be subservient to the original building.**
- **Roof scale and design should complement that fitted to the original building.**

Detailing your Extension

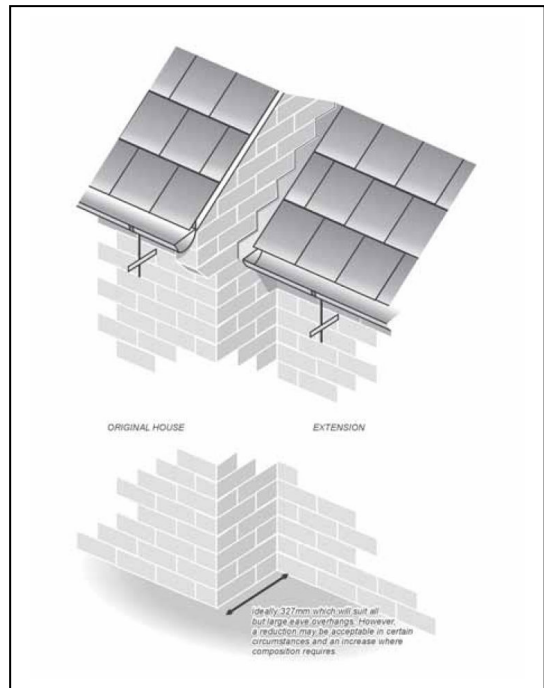
3.7 However well you design your extension in terms of the siting, scale and massing, the good work can be destroyed if care is not taken to ensure that the detail of the design is well considered and applied.

3.8 As a general rule, a direct lead should be taken from the original building with regards



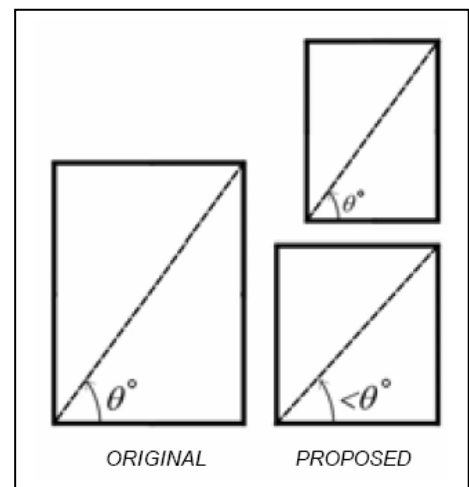
to the detailing, as this will achieve a degree of cohesion between the original building and extension. However, there may be cases, where a sensitive designer can assess the local character and reinterpret local form and detail in a creative contemporary style, to add to the character and interest of the area. There are a number of differing detail elements that should be considered:

- 3.9 Materials - They should match those used within the original building, in order to achieve a degree of cohesion between original and extension.
- 3.10 Detailing Methods – They should reflect those employed within the construction of the original building, and where appropriate these methods should be integrated into the extension. These can include:



- The coursing of the walling material, especially in the case of brickwork;
- The manner in which slates are laid, e.g. in diminishing or regular courses;
- The eaves construction and detailing;
- The cornering technique employed, e.g. quoins;
- The treatment of windows and doors, including cills, lintels, and jamb design.

- 3.11 Fenestration - The external appearance of the extension should be well proportioned, with balanced fenestration, which reflects the style and arrangement employed on the original building. It is vitally important that the extent and arrangement of the fenestration on the extension is sympathetic to that of the original building, this can be considered as the ratio between solid wall and window. Excessive windows, to, seeking to maximise natural light, will not sit comfortably with its neighbours and thus is highly unlikely to be acceptable. The proportional style of the windows should be identified and included within the design of the extension. This proportion can be simply established by completing a scale drawing of the original opening, and then establishing the angle of a diagonal across the window. This angle can then be used to ensure proportionality remains when designing windows of differing sizes.



- 3.12 Chimneys - As well as their purpose to vent fireplaces or gas fires, chimneystacks and pots can add character to extensions and add character to the roofscape. Where stacks exist on the original building, the inclusion of new stacks to a similar design can assist in achieving a degree of cohesion between original and extension.

Key Points

- **Extensions should normally be constructed of materials that match and complement the original building.**
- **Detailing should respect local styles and features to maintain local distinctiveness.**

- ***Fenestration should be carefully applied taking into account the arrangement and proportion of that on the original building.***
- ***Notwithstanding the above, in certain cases, with great care and sensitivity, contemporary design and reinterpreting local character can sometimes be used to complement the original building.***

Neighbour Effects

- 3.13 It is regularly the case that the building of an extension will impact on its its neighbours. Therefore it is a very important that you consider the impact that any extension will have upon your neighbours amenity or living conditions. Whilst your main concern is always likely to be the internal arrangement of the extension, its external scale and appearance will be the main concern of your neighbours.
- 3.14 The simple rule to initially consider when designing an extension is to view it from your neighbours' perspective and ask ***'Would I object if my neighbour proposed a similar extension?'***
- 3.15 They key questions to ask are:
- Does it have an overbearing impact?
 - Will it cause overshadowing of the neighbours property?
 - Will it reduce neighbours privacy below acceptable levels?

Dominance and Overbearing

- 3.16 Problems of dominance come to the fore when the sheer mass and proximity of the proposed extension give an oppressive character, and cause severe detriment to the amenity of occupiers of the neighbouring property's.
- 3.17 Where a proposal is overbearing depends upon a number of factors, including the topography of the site, the height of the walls and roof of the extension and the proximity of the extension to the boundary. It is also worth noting that even single storey extensions can have an overbearing impact upon their neighbours, if they extend excessively along boundary lines.

Shadowing

- 3.18 This occurs when an extension is of such a size and sited in such a location that it causes extensive overshadowing of the neighbouring property and amenity space. The extent of shadowing is often difficult to determine, as it will depend upon the size of the extension, the variance in levels across the site and the orientation of the extension.
- 3.19 Full details of the means to assess the shadowing impact of extensions are held within the Building Research Establishment document 'Site Layout Planning for Daylight' by P. J. Littlefair. However when initially designing your extension there are a few points to consider:
- The sun rises in the east and sets in the west.
 - The sun reaches its maximum height at noon, and will be due south at this point.
 - The sun is higher in summer than winter.

Overlooking

- 3.20 Unacceptable overlooking occurs when there is an inadequate distance between windows of your extension and windows or private amenity space of your neighbour's property. An extension should not cause significant overlooking of neighbouring

properties. The guiding principle is that extensions should be suitably located, with windows orientated, to prevent direct overlooking of habitable rooms or areas of private amenity space on nearby properties. This overlooking can be accentuated if there are differences in ground level. The following simple rules should guide the development of your proposal:

- Windows to habitable rooms at ground floor level should not allow unrestricted views into neighbouring windows or garden areas.
- In general a minimum of 21 metres should be distance for privacy between parallel windows of habitable rooms.
- Windows to habitable rooms at first floor level, which overlook a neighbour's garden, should be a minimum of 10 metres from the boundary they face.

3.21 The distances between windows to bathrooms, which would normally have obscured glazing, and kitchens are less sensitive to overlooking and thus distances can often be less.

3.22 Overlooking can be overcome in a number of ways; at ground floor level the use of screening can often overcome the problems encountered. Equally there is often scope to site windows to provide oblique views of neighbours windows, this can remove the danger of direct overlooking.

Key Points

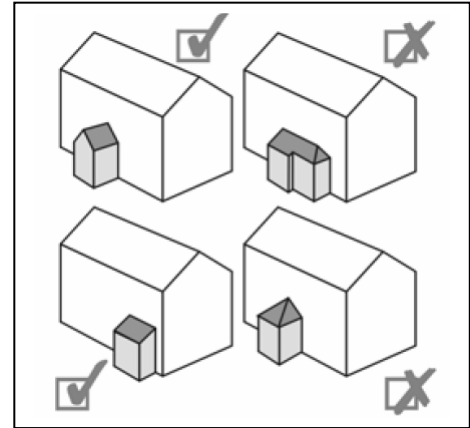
- ***Endeavour to be a good neighbour, always consider 'Would I object if my neighbour proposed a similar extension?'***
- ***Extensions must avoid causing unacceptable levels of overbearing to neighbouring properties.***
- ***Extensions must avoid causing unacceptable levels of overshadowing of neighbouring property.***
- ***Windows to habitable rooms at ground floor level should not allow unrestricted views into neighbouring windows or garden areas.***
- ***In general a minimum of 21 metres should be distance for privacy between parallel windows of habitable rooms.***
- ***Windows to habitable rooms at first floor level, which overlook a neighbour's garden, should be a minimum of 10 metres from the boundary they face.***

4 Specific Advice

- 4.1 The following sections provide specific advice to certain types of extension and should be read in the context of the relevant policies in the Development Plan, and the advice in the preceding general section. Each proposal will relate to several of the following sections and should take account of the advice in each one.

5 Front Extensions

- 5.1 Extensions that project forward of the original building have a significant effect on both the building itself and also the wider streetscape of the area involved. Front extensions often upset distinct building lines, and appear prominent within the streetscape, causing an upset of balance and form. Therefore in general terms, they are rarely acceptable.



- 5.2 Front extensions may be acceptable however, in cases where there is not distinct building line or rhythm of architecture within the locality of the original building. Such examples may be streets that have a wide variety of architectural styles. It is advised that you seek informal advice at an early stage from the Council, should you feel that your building might be suitable for such an extension.
- 5.3 The most common form of front extension proposed is a porch. They can significantly alter the principal elevation of the building as they alter its focal point, i.e. the buildings entrance. These are only likely to be acceptable where their inclusion does not cause detriment to both the building itself, but also the surrounding street. The form and scale of the proposed porch should respect the proportion of the original building, and should complement rather than compete with existing features such as bay windows.
- 5.4 Porches are unlikely to be acceptable on terraced houses; as such buildings depend upon conformity, rhythm and universal design to provide much of their architectural integrity. In such cases an unsuitable porch can cause severe detriment to the whole terrace.

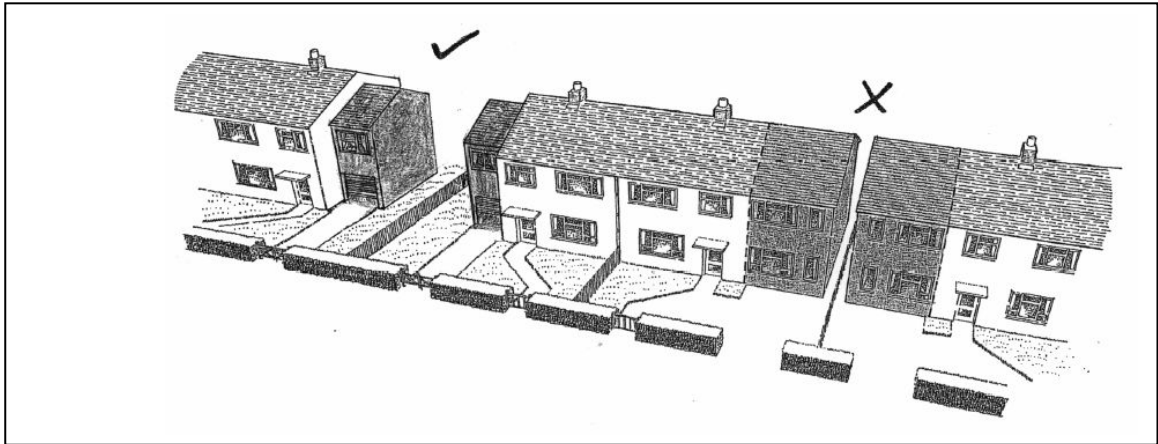
Key Points

- **Front extensions are rarely acceptable in suburban areas, where they would upset distinctive building line and character.**
- **In cases where porches may be acceptable, they should be subservient to the original building and complement rather than compete with existing features.**
- **Porches are rarely acceptable on terraced properties, unless they are identified as an original feature of the building.**

6 Side Extensions

- 6.1 Often the side elevation of properties does provide an opportunity for extension. In such cases the success of a design proposal, will generally depend upon its relationship with the style and form of the building and surrounding streetscape. As any form of side extension is likely to be viewed in association to the original building, it is important that the design is relates to the whole building, whether it is detached, semi-detached or terraced.

- 6.2 Extension should generally be subservient in design to the parent property. Elevations fronting or visible from the surrounding area should be set back by approximately 1 metre and the ridge height should be lower than the main range. There should be a distance of at least 12 metres between the windows of habitable rooms and any two storey blank gable to maintain the amenity of the adjoining property.



Semi-Detached and Terraced Houses

- 6.3 Such extensions must be subservient to the subject building in order to maintain the overall integrity of the streetscape but also not to adversely upset the balance between the subject building and its twin. Subservience can be achieved in many ways, as outlined elsewhere in this document, including stepping the front elevation and lowering eaves and ridge.

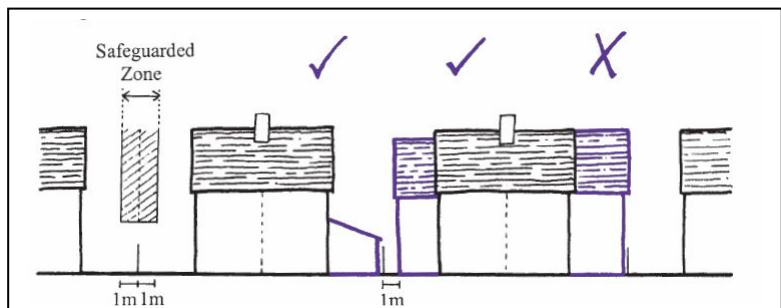
Detached Houses

- 6.4 There is a greater degree of flexibility when extending such properties, especially where there is less of an apparent streetscape pattern. Subservience remains important, as it allows the viewer to appreciate the original building and extension, and ensures that the extension does not dwarf the original building.

Gaps Between Buildings – The Terracing Effect

- 6.5 The gaps between buildings contribute an enormous amount of the aesthetic quality that gives the streetscape its character. Care must therefore be taken, to ensure that this character is not eroded, by the loss of the relationship between buildings and spaces.

- 6.6 Should these spaces be in filled with side extensions, detriment can be caused to the streetscape, as it can appear cramped. This effect, known as the 'terracing effect', gives the impression when viewed, of a constant building with no breaks, leading to one building blending into its neighbours.



- 6.7 In order to overcome this, two storey extensions should leave a gap of at least 1m between the extension and the boundary with the adjacent property.

Key Points

- **Side extensions should not lead to an unacceptable loss of space between the original building and its neighbour.**
- **Side extensions should not lead to a loss of off-street parking provision.**
- **Side extensions should be subservient to the original building.**
- **In order to avoid terracing, two storey extensions should leave a reasonable gap of at least 1m between the extension and your boundary with the adjacent property.**

7 Rear Extensions

7.1 Rear extensions whilst often not viewable from the public highway, can have a very significant impact upon the amenity of neighbours. Equally such extensions impact upon the space about buildings, which is an important consideration in relation to streetscape and amenity.

7.2 Whilst there are variations in terms of what is acceptable between single and two storey extensions, the Council uses the '45-degree rule'. This seeks to:

- Maintain a satisfactory relationship between the existing buildings and proposed extensions.
- Avoid overbearing impacts on adjacent properties and amenity areas.
- Prevent excessive loss of daylight or overshadowing of habitable rooms and amenity spaces of adjacent properties.

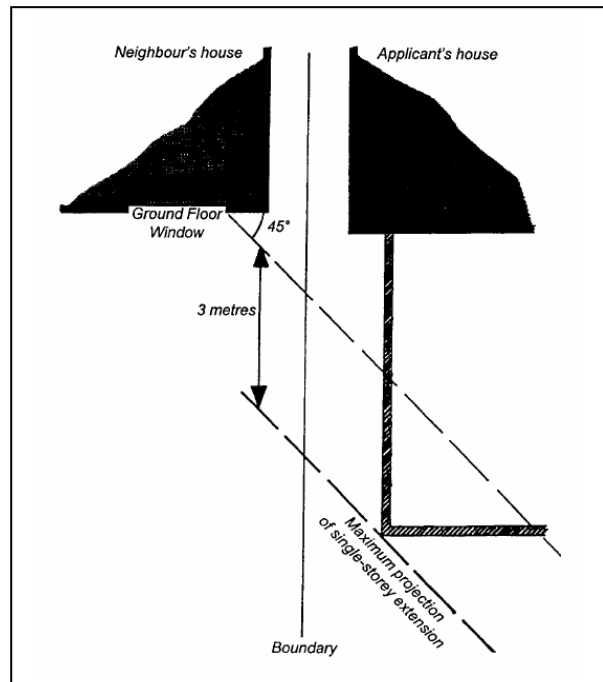
In relation to neighbouring conservatories the angle will be drawn from the edge of the pane of glass closes to the back of the original house. Where there is a significant change in levels a stricter standard will be applied

Single Storey Extensions

7.3 The Council use the 45 degrees + 3 metre rule to assess proposals. This means that extensions should not project more than 3 metres beyond a 45-degree line drawn from the near edge of any ground floor rear-facing window to a habitable room in a neighbouring house.

Two Storey Extensions

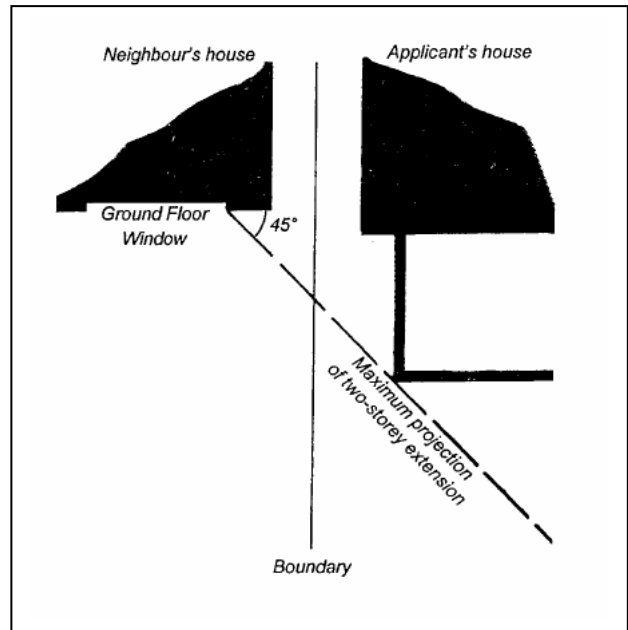
7.4 Two storey extensions are much more problematical, and due to the close relationship between many properties are often not acceptable in suburban situations. It is often impossible to accommodate the necessary scale of a two-storey extension in such locations without causing unacceptable detriment to neighbouring properties through the mass and scale of the extension.



7.5 Two storey projections should not cross a 45-degree line drawn from the near edge of any ground floor rear-facing window to a habitable room in a neighbouring house.

7.6 Two-storey or first floor extensions should not project more than 3 metres beyond a 45-degree line drawn from the near edge of any first floor rear-facing window to a habitable room in a neighbouring house.

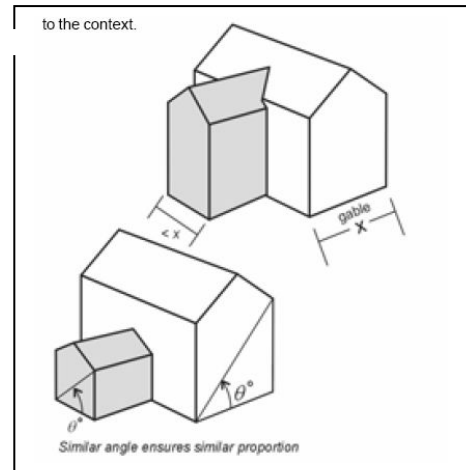
7.7 A further matter to bear in mind when designing such an extension is the distance between the gable end of your extension and the rear of any properties that back onto your property. There should be a distance of at least 12 metres between the windows of habitable rooms of any adjoining property and any two storey blank gable. There should also be a distance of 21 metres between any facing first floor windows, which should also be at least 10 metres from the boundary, for any window serving a habitable room.



7.8 Due to the more substantial scale of two-storey rear extensions, greater care must be taken with its design and detailing to ensure that a satisfactory relationship is achieved between the original building and the extension. As there are many different styles of rear extension, it is important that the design complements the original building, the key issue normally being the roof arrangement and design.

Gabled Extensions Perpendicular to House

7.9 In order to achieve subservient design the gable width of any extension should be less than the gable width of the house. However a proportional relationship should be achieved by ensuring that the diagonal angle across the gable from the foot of wall on one side to eaves on the other is similar. The roof pitch should match that of the original building.

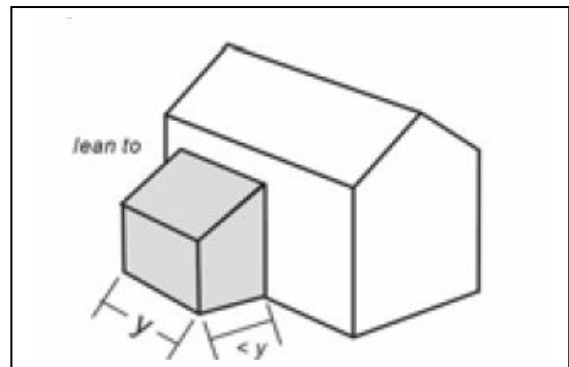


Lean-to Extensions

7.10 In order to achieve a satisfactory proportion, such features should always have a greater eaves length than depth.

Hipped Roof

7.11 Hipped roofs should only be incorporated into extensions where the original building is fitted with a hipped roof, the only exception being in cases where there is a strong local design character of hipped roofs in the vicinity of your site.



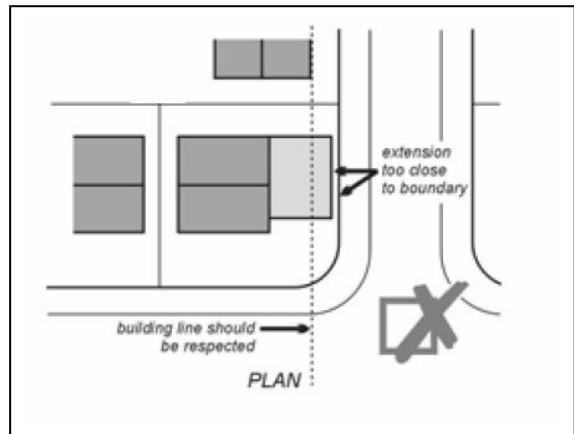
Key Points

- **Single storey extensions should not project more than 3 metres beyond a 45-degree line drawn from the near edge of any ground floor rear-facing window to a habitable room in a neighbouring house.**
- **Two storey extensions should not cross a 45-degree line drawn from the near edge of any ground floor rear-facing window to a habitable room in a neighbouring house.**
- **Two-storey or first floor extensions should not project more than 3 metres beyond a 45-degree line drawn from the near edge of any first floor rear-facing window to a habitable room in a neighbouring house.**
- **There should be a distance of at least 12 metres between the windows of habitable rooms and any blank elevations of the extension, in order to maintain the amenity of the adjoining property.**

8 Extensions on Corner Plots

8.1 Whilst extensions on corner plots should adhere to the guidance outlined elsewhere in this document, there are a number of further matters that require consideration.

8.2 Corner plots are especially difficult as it is normally the case that such extensions will need to achieve a degree of streetscape cohesion with two differing urban forms.



Key Points

- **Corner extensions are visible from a number of locations, it will therefore be especially important that a high standard of design and detailing is implemented.**
- **There may be distinct building lines for both streets; any extension will need to adhere to all building lines to avoid becoming an incongruous feature within the streetscape.**

9 House Extensions in Rural Areas

9.1 Chorley Borough includes large areas of attractive countryside and special care will be taken by the Local Planning Authority when considering applications for the need to protect their open and rural character. The overall aim is to prevent substantial additional buildings in open countryside where development is not normally allowed. This includes areas shown in the Local Plan as Green Belt, Safeguarded Land and Open Countryside. There may be circumstances in which an extension to an existing dwelling, or the replacement of the dwelling, is acceptable providing the new dwelling is not materially larger than the original.

9.2 Over-large and poorly designed extensions and outbuildings can diminish the openness and attractiveness of these rural areas. Within the Green Belt Policy DC8A states that permission will be granted for the rebuilding and extension of dwellings should not detract from the openness of the Green Belt to a greater extent than the original dwelling. Three further criteria apply to all rural dwellings in that they should not detract from landscape character, in the case of replacement dwellings be materially larger than the building it replaces, and that extensions should not result in a significant increase in the volume of the original dwelling.

9.3 Proposals for replacement dwellings will be dealt with on a similar basis as the policy for extensions. In order to retain control over the future development of the site both

policies advise that permitted development rights may be removed in certain circumstances.

The 'Original Dwelling'

- 9.4 The policy refers to the concept of the '*original dwelling*'. The original dwelling is that as existing on 1 July 1948 or, if constructed more recent, as originally built. Where planning permission has previously been granted for a replacement dwelling, the term original dwelling will refer to that which has been replaced not the new building. If a dwelling has been replaced with a larger property, this may mean that any further extensions are inappropriate. Likewise, where planning permission has been granted and remains extant, or extensions to the property have been built, these will be taken into account when assessing the appropriateness of further extensions.

House Extensions

- 9.5 House extension will include any extension of the dwelling, including basements, roof conversions, and conservatories. Basements and roof conversions often need planning permission and their impact will be assessed not only on the physical impact of the built form, but also on the intensification of the use of the site. Conservatories, although of lighter construction than most conventional buildings, are a common means of providing additional habitable rooms and will be treated under the same policies as other forms of house extension. Extensions should not be disproportionate to the original house. As set out in the policies in the Development Plan the main way of assessing the appropriateness of extensions will be by comparing the volume of the resultant dwelling to that of the original dwelling. **Extensions, including any other built or approved extensions, should not exceed more than 50% of the volume of the original house.**
- 9.6 This figure is a maximum and will not be applicable in all circumstances. For example, only very minor alterations and extensions will normally be allowed to converted former agricultural buildings, so as to protect their special character. Equally, on existing very large dwellings a 50% extension could have a significant impact.
- 9.7 Whilst every application will be taken on their individual merits, the following points should be borne in mind:
- Irrespective of the 50%, extensions should not normally exceed 375m³;
 - They should be closely related to the scale and form of the main property and should not create unduly long elevations;
 - They should not normally exceed the height of the existing dwelling.

Outbuildings

- 9.8 Any proposed outbuildings (e.g. detached garages, stables, summerhouses etc.) will receive careful consideration. Outbuildings should appear subordinate and commensurate in scale and function to the original house. Outbuildings should normally be sited close to the house; otherwise they may intrude into the open rural character of the area to which garden areas can make an important contribution. **The size of any outbuilding must be commensurate with the replaced or extended property.** It is unlikely that planning permission will be forthcoming for more the equivalent of a double garage, a small shed, and a small greenhouse on a single dwelling.
- 9.9 It has been the case in the past that garages have been developed embodying 'storage' space above which has later been converted to habitable rooms. This form of covert extension would not be acceptable. **Any space above ground floor should be limited solely to storage use. Such space should not be capable of later conversion to residential use.**

Garden Extensions

- 9.10 Extensions to garden areas and curtilages are inappropriate development in rural areas. They change the character and appearance of the land and encourage the erection of ancillary structures and domestic paraphernalia that significantly intrudes upon the character and appearance of the area.
- 9.11 Any extension to a dwelling or outbuilding that relies upon an extension of the curtilage will not normally be acceptable. Where permission has historically been given for a curtilage extension, and permitted development rights removed, permission not be granted for any further structures on the land.

10 Conservatories

- 10.1 Conservatories are a popular means to extend properties. As they constitute an extension, the design should take into account the guidance within this document to ensure a satisfactory relationship with the original building.
- 10.2 Many buildings may not be capable of extension with a conservatory. It is often the case that small simple dwellings are of insufficient scale and detail to accommodate a conservatory, without causing severe detriment to the architectural quality of the building.
- 10.3 Should the principle be acceptable, the design should relate to the original building. For instance a highly detailed conservatory, with fussy period detailing such as finials, is unlikely to be suitable for a simple rural building with limited detailing. Many modern 'off the shelf' conservatory designs are not suitable for traditional buildings and are unlikely to be acceptable.
- 10.4 Where dwarf walls are to be incorporated into the design they should be of a material and finish compatible with the original building.
- 10.5 Conservatories sited adjacent to a boundary with a neighbour should have a solid side, or be obscure glazed, or be screened by a fence or wall. The elevation facing the neighbour should not contain any opening windows.

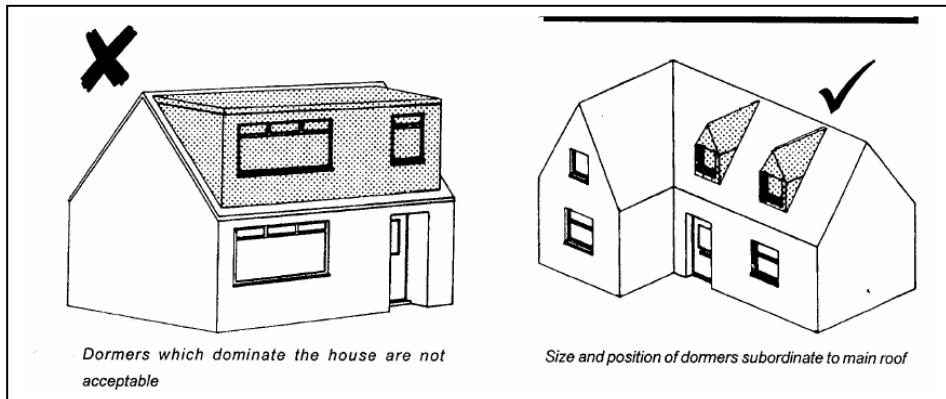
Key Points

- ***Many properties cannot accommodate a conservatory extension due to their size or design.***
- ***Design and detailing of any conservatory should relate to that of the original building.***
- ***Conservatories adjacent to a boundary with a neighbour should have a solid side, be obscure glazed, or be screened by a fence or wall. This elevation should not contain any opening windows.***

11 Dormers, Rooflights and Roof ExtensionsDormers

- 11.1 Throughout the Borough, there are many examples of badly designed and executed dormer windows; these cause detriment to the character of the buildings to which they are attached, due to their prominent position.
- 11.2 Dormers are unlikely to be acceptable on the front elevations of properties, due to their prominence, unless such features are typical of the local area in which the property is situated. Where they are acceptable on the front elevation they should cumulatively fill

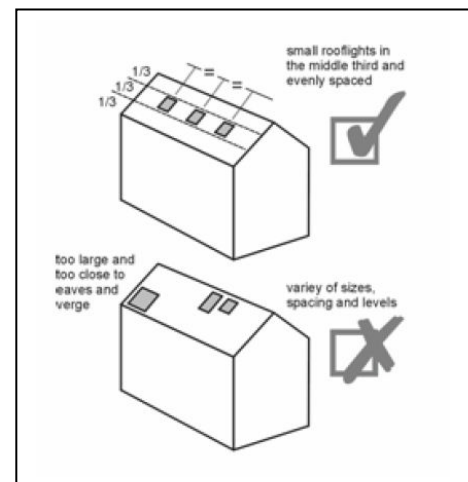
less than 1/3rd of the width of the roof slope on which they are sited. Rear dormer windows should cumulatively fill less than 2/3^{rds} of the width of the roof. In either respect a dormer window should be set at least 1 metre from the flank wall of the house, or the boundary line with the adjoining property.



- 11.3 Dormer windows will not be acceptable if they are built off the house walls or project above the ridge of the roof, they should be designed with care, to be subordinate to the roof structure. Flat roof dormers do not sit comfortably with pitched roofs and are unlikely to be acceptable, particularly on front elevations.
- 11.4 Where dormers are considered acceptable, they should be designed to complement the original building in terms of style, detailing and materials. The roof should normally match that of the original roof. The size of the cheeks of dormer windows, i.e. the part between the window and the side edge, should be kept to a minimum and should be of vertically hanging slate or lead. The dormer window should also be limited in height, normally to that of the height of the window.

Rooflights

- 11.5 Rooflights often represent an easy opportunity to obtain natural light into loft conversions or your roof space. They should wherever possible be restricted to the rear or least visible elevations of the original building.
- 11.6 Rooflights should not be used excessively, to avoid an unacceptable level of clutter on the roof of the original building. If more than one is proposed on any roof plane, they should be the same size and symmetrically sited.

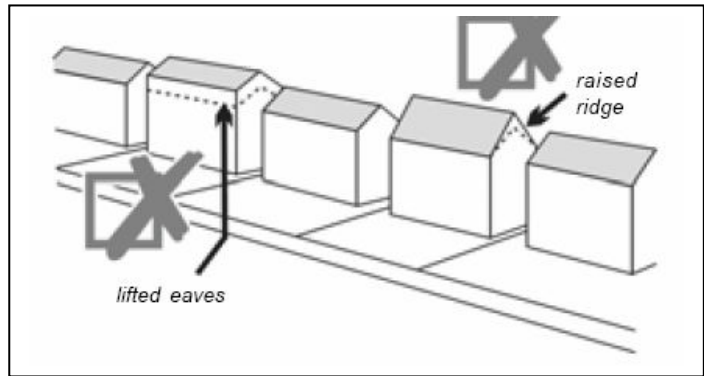


- 11.7 Rooflights should also not be sited opposite each other on both roof slopes. This is in order to prevent light penetrating the roof, giving a 'hole in the roof' appearance.
- 11.8 Flush fitting 'conservation style' rooflights should be used wherever possible, and are the only type likely to be acceptable on listed buildings and in conservation areas.

Roof Extensions

- 11.9 Increasing the height of a dwelling by amending the roof pitch of eaves height, will significantly affect the character and proportion of the building. This will impact upon the building itself, along with its surrounding streetscape.

11.10 Such extensions are unlikely to be acceptable in suburban areas, where roof pitches and heights are the same, as they will cause detriment to the streetscape altering its rhythm and form.



Key Points

- ***Dormers are unlikely to be acceptable on the front elevations of properties.***
- ***Dormers should appear subordinate to the roof, complementing its design and form.***
- ***Rooflights should where possible be limited to rear or least visible elevations.***
- ***Excessive numbers of rooflights are not acceptable. Where more than one is proposed they should be of the same size and sited symmetrically.***

12 Solar Panels and Wind Turbines

12.1 Chorley Borough Council is committed to the promotion of sustainable energy sources being incorporated into domestic dwellings. Many of the technologies are applicable at a micro scale for integration into new and refurbished buildings or ‘retro-fitted’ to existing structures.

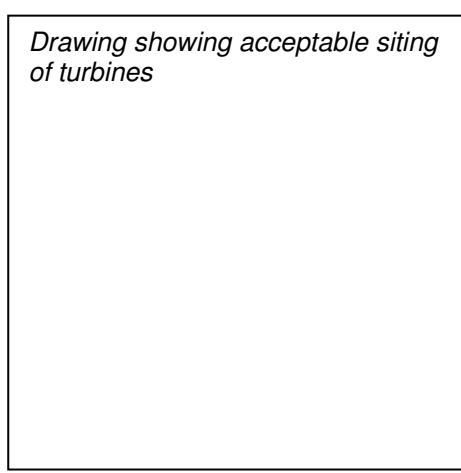
Solar Panels

12.2 Planning permission is not always required when installing solar panels to existing buildings, particularly where roof-mounted panels do not exceed the ridge height or are fitted flush with the external plane of any roof slope. This, however, may not apply within Conservation Areas and upon Listed Buildings where planning permission and/or listed building consent may be required.

12.3 Where solar panels are proposed their fitting should, wherever possible, follow the same principles as rooflights with their being sited on least visible slopes, equally spaced upon the roof away from the eaves or verges, and ideally should be flush fitting.

12.4 However as their efficiency is dependent on siting and orientation, rear slope siting may not prove effective and thus consideration may be given to their siting on more visible slopes. Wherever they are proposed they should be fitted flat against the roof to ensure the minimum impact upon the roofs profile.

12.5 Highly visible solar panels are unlikely to be acceptable in sensitive areas such as Conservation Areas or on Listed Buildings.



Wind Turbines

12.6 Building mounted and small freestanding turbines have a strong contemporary design that will often contrast with traditional buildings and streetscapes. Where they are to be incorporated into traditional forms and layouts care will be needed to ensure that their siting does not cause detriment to the historic form. Design solutions should be sought that minimise the views of the turbine and avoid

wherever possible their siting in prominent locations. The location should also be selected so as to avoid impacting unduly on neighbouring properties.

12.7 Building-mounted turbines should, so far as practicable, be sited so as to minimise their effect on the external appearance of the building and streetscape, for example upon non-public frontages and below the highest part of the roof or chimney. This may mean that they have to be sited in location that is not as effective as other, more prominent locations. A balance should be sought between the visual impact of the proposal and its performance.

Drawing showing unacceptable siting of turbines

12.8 In terms of all forms of sustainable energy device, it is advised that you contact the planning department at an early stage to discuss design and siting issues.

Key Points

- **Solar panels should be sited where possible, on least visible elevations and as flat against the roof plane as possible.**
- **Highly visible solar panels are unlikely to be acceptable in sensitive areas such as Conservation Areas or on Listed Buildings.**
- **Building mounted wind turbines should be carefully sited, to minimise any impact on the building or streetscape.**

13 Balconies & Terraces

13.1 The installation of balconies and terraces is always problematic, and in many cases unacceptable. In most suburban areas they will lead to an unacceptable level of overlooking of neighbouring properties, exacerbating many of the overlooking issues outlined elsewhere in this document.

13.2 One solution that can be considered is to incorporate some form of privacy screen to overcome the overlooking of the neighbouring property. Should this idea be considered, it is imperative that you consider the impact any screen will have on your neighbour’s property in terms of overbearing and enclosure. Privacy screens can also significantly increase the visual impact of a proposal, particularly in terms of design, bulk and mass, and they should be used only in appropriate circumstances. Ideally they should be designed into the fabric of the extension rather than appear as an afterthought addition.

Key points

- **Balconies or terraces, which lead to an unacceptable level of overlooking, will not be acceptable.**

14 Garages and Outbuildings

14.1 It is important to consider and understand that garages and other outbuildings, whether or not they require planning permission, can have similar impacts on the amenity of neighbours as other extensions. Equally as with extensions, such features should respect the scale, character and materials of the original property.

14.2 It will rarely be acceptable to site such buildings in front of the original property, as such developments would dominate the streetscape, and fail to respect any established building lines. Ideally garages at the side of the original building should be set back from

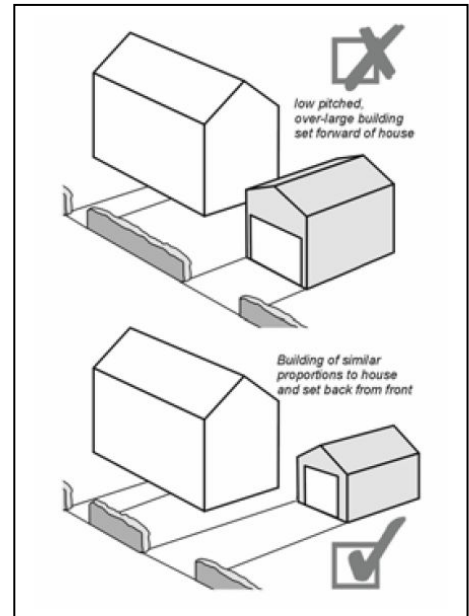
the main building line, with ample space for car parking and turning in front of the garage.

14.3 Outbuildings should be constructed in a style that reflects the original building, taking a design lead from its materials, detailing and proportion. Garage doors should be the width of a single car to minimise their visual impact upon their surroundings.

14.4 Care must always be taken to ensure that any outbuildings do not lead to an unacceptable level of overshadowing of neighbouring properties.

Key Points

- ***Proposals should respect the design, materials and form of the original building and surrounding streetscape.***
- ***The siting of such buildings should respect established building lines.***
- ***A minimum 6 metres length parking space should be provided between any garage and the highway.***



15 Access and Parking

15.1 The design of extensions must not involve the loss of existing off-street parking provision, unless it can be illustrated that such provision can be provided elsewhere within the curtilage, without causing detriment to the overall streetscape, an unacceptable loss of amenity space, or causing a danger to highway safety.

15.2 Parking should generally be provided at a ratio of 1 space for a single bed dwelling, 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property. This will include garages. Car parking spaces are 2.5m by 5.5m. Parking spaces in front of a garage should be 2.5m by 6m. Relaxation of the parking standards may be accepted in highly accessible locations.

15.3 On main through roads, such as classified roads or roads with a speed limit greater than 30mph, turning should be provided within the site as part of proposals. Proposals that result in the loss of existing manoeuvring facilities are unlikely to be acceptable. Where gates are proposed, they should be set so as to allow a vehicle to pull off the carriageway to await their opening. This allows for both people accessing the premises and for visitors and delivery vehicles to park. In this respect gates should be set at least 5 metres from the back edge of the footpath and open into the site. Appropriate visibility will also need to be provided, the standards for which will vary depending on the site.

15.4 Further detailed or technical advice can be obtained from the County Council who are the Highways Authority for the area.

16 Works to Front Curtilage Areas

16.1 The treatment of frontage boundaries contributes a great deal to the character of buildings and the wider streetscape. Therefore applications to remove or substantially alter such features are unlikely to be acceptable due to the detriment that is caused to the streetscape.

- 16.2 Associated with this, a popular solution to ever-increasing car parking problems is to surface front curtilage areas. Once again this alters the setting of the building and streetscape, often causing detriment and is unlikely to be acceptable.

Key points

- ***Proposals to remove front curtilage boundary treatments and surface curtilage areas for parking are unlikely to be acceptable.***

17 Boundary Treatments

- 17.1 Boundary treatments, whether traditional or modern, contribute a great deal to the streetscape. They define areas of private space and often make a positive contribution to the setting of the building. Poorly designed boundary treatments can undermine the quality of the buildings, and the wider character of the area.
- 17.2 The removal of such features alters the hierarchy of spaces, making it difficult to identify where public space ends and private space starts, this gives the streetscape a very confused and awkward rhythm.
- 17.3 Where new boundary treatments are proposed, care must be taken to ensure that the materials and detailing utilised takes a lead from its surroundings. Care should also be taken to ensure that proposed walls and fences do not cause detriment to neighbours, avoiding excessive overbearing arrangements. Such treatments can make it almost impossible for your property to engage with the streetscape.
- 17.4 Where estates are open plan, or have a distinctive sylvan character, walls and fences at the front of the property are unlikely to be acceptable. The character of the estate is derived from its open or landscaped environment and physical built barriers will significantly detract from that character. Likewise, such development, which would obstruct visibility on adjacent highways, or would otherwise cause highways danger, will also be unacceptable.
- 17.5 In rural areas, walls and fences in prominent locations are most unlikely to be acceptable. Typical treatments that are more likely to be acceptable in these areas are agricultural style post and rail or post and wire fencing reinforced with appropriate hedge planting (native species).

Key Points

- ***The removal or substantial alteration of historic boundary treatments is unlikely to be acceptable.***
- ***Boundary treatments should be designed in materials and details that respect the surrounding streetscape.***
- ***Boundary treatments must not be oppressive and should allow the building to remain engaged with the wider streetscape.***

18 Listed Buildings and Conservation Areas

- 18.1 Chorley Borough contains a substantial number of buildings of historical and architectural significance; these are designated as Listed Buildings. Equally there are a number of areas of the Borough, which hold historical significance. These have been designated as Conservation Areas, and are listed below:

- St George's Street, Chorley
- St Lawrence's, Chorley
- Abbey Village
- Bretherton
- Brindle

- Croston, as amended in November 2001
- Rivington
- White Coppice
- Withnell Fold

- 18.2 Tighter planning controls apply to both Listed Buildings and Conservation Areas to protect their historic character and significance. Whilst it may be possible to alter and extend your property, such proposals often require a greater understanding and assessment of the buildings significance. Any proposals should also be submitted with a justification statement, which demonstrates that your proposal takes into account this significance and avoids causing detriment.
- 18.3 Whilst many of the guidelines within this document will be relevant in such cases it is strongly recommended that you contact the Council for advice prior to undertaking detailed design works on such buildings.

Key points

- ***Extensions should be designed to specifically preserve or enhance the special character of Conservation Areas.***
- ***Extensions to listed buildings should respect the character and scale of the original building and be designed to complement that character.***
- ***Proposals for extensions should be discussed with the Council prior to any detailed design works being undertaken.***

19 Conclusions and Checklist for Avoiding Common Mistakes

- 19.1 As emphasised throughout this guide, the key to designing any extension is appreciate the character and format of both the building but also the surrounding streetscape. Through this assessment a clearer picture can be established of what form of extension will sit comfortably in its context.
- 19.2 Sadly whilst most applications are successful, some are refused, often because mistakes have been made during the design process. In particular care should be taken to avoid the following:
- Limited contextual analysis so that the proposal does not respect the building or its wider streetscape.
 - Use of a standard design used elsewhere that fails to respect the character of the area.
 - Lack of a clear design rationale and concept that takes blends the building into its context.
 - Lack of commitment to a quality outcome and consequent failure to respect architectural principles or traditions.
 - Competent contextual analysis, but no evidence that this has informed the design solution put forward.
 - A lack of clarity in the plans submitted making it very difficult to understand exactly what is being proposed.
 - Cases where external design becomes a secondary issue behind internal layout.
 - A proposal that is poorly designed with little interest in its surroundings, compromising the streetscape and neighbours amenity.

Appendices will include:

- 1 Planning Policies
- 2 Definitions/Glossary
- 3 An application checklist

This page is intentionally left blank

REPORT OF EXECUTIVE CABINET

CENTRAL LANCASHIRE CITY - LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY - JOINT ISSUES AND OPTIONS PAPER

1. The Executive Cabinet considered a report of the Director of Development and Regeneration recommending approval of an attached joint Issues and Options document for consultation purposes.
2. The Issues and Options paper has been produced by a joint Working Group of Officers from Chorley, Preston and South Ribble Councils. The document aims to identify the key strategic spatial planning issues affecting the Central Lancashire City region and to encourage debate on the identified and other options for addressing defined issues. It is envisaged that the process will evolve into the production of a Core Strategy to set out the vision, objectives and spatial strategy for the Central Lancashire area.
3. The Issues and Options paper has been considered at a joint meeting of the three Authorities' Local Development Framework Member Working Groups and the final consultation document will reflect the views expressed at the meeting.
4. A copy of the Director's report enclosing the draft Joint Issues and Options document is attached for consideration by the Council.

Recommendation

5. The Council is recommended to approve the Central Lancashire City Core Strategy Issues and Options paper for consultation purposes, subject to any major changes proposed by either Preston or South Ribble Councils being approved by an Executive Member, and the Director of Development and Regeneration being granted delegated authority to agree any minor revisions of a factual or technical nature.

COUNCILLOR P MALPAS

Executive Member for Economic Development and Regeneration

AU

There are no background papers to this report.

This page is intentionally left blank

Report of	Meeting	Date
Director of Development and Regeneration (Introduced by Executive Member for Economic Regeneration and Regeneration)	Executive Cabinet	29 June 2006

CENTRAL LANCASHIRE CITY – LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY – JOINT ISSUES AND OPTIONS PAPER

PURPOSE OF REPORT

- To present the joint Issues and Options Paper and to approve it for consultation purposes.

CORPORATE PRIORITIES

- This matter particularly relates to the Strategic Objectives to put Chorley at the heart of regional economic development in the Central Lancashire Sub-Region and develop the character and feel of Chorley as a good place to live.

RISK ISSUES

- The issue raised and recommendations made in this report involve risk considerations in the following categories:

Strategy	✓	Information	✓
Reputation	✓	Regulatory/Legal	✓
Financial		Operational	✓
People		Other	

- Although there are numerous advantages in working jointly there are risks if the process is not properly managed and not done in a transparent way.

BACKGROUND

- Of all the Local Development Framework (LDF) documents the Core Strategy is of prime importance. It sets the overall strategic planning approach by interpreting the Regional Spatial Strategy at the local level. All other Development Plan Documents that make up the LDF have to conform with the Core Strategy.
- The issues and options stage is the first in the preparation of an LDF Development Plan Document. For Core Strategy preparation it is proposed to do this stage jointly with the three Councils working together. This is because many of the issues appear to be common across the combined area and there is the potential to solve these jointly in ways that offer greater benefits than would be achieved by trying to pursue them separately. Joint working also offers economies of scale, will enable consultees common to the three districts to respond once instead of to three separate documents and it enables a consistent approach to involvement to be followed.
- The proposal at this stage is to merely carry out the issues and options stage as a combined exercise. It does not commit the authorities to continue to work up a joint Core Strategy at subsequent stages. However starting in this way will enable a joint Core Strategy to be produced and finally adopted but each stage will need separate approval of each Council's



Cabinet (and Full Council). The Government is supportive of joint working in this way. Each Council will be free to prepare all other Development Plan Documents separately but there may well be other opportunities to work jointly if that is subsequently agreed.

8. Joint work on a Core Strategy does raise a number of potential problems. Chorley have already done consultation (in September/October 2004) on potential LDF issues and options as the culmination of several months work involved in reviewing the Community Strategy. So this would partially be a repeat of that work which may confuse local people and organisations in this Borough. Also combined work may be seen by some as the three authorities seeking to prepare the way to become one unitary Council in the future. Joint LDF working does not depend on or presume such a change. These potential problems could distract attention from the planning merits of combined working so they will need to be faced head-on to clearly explain the authorities' intentions.
9. Councils have a lot of discretion on how to consult and involve organisations and individuals at the issues and options stage. There are no set time periods or prescribed techniques although the methods of consultation used should conform to the minimum set out in each authority's Statement of Community Involvement. There is not even a requirement to produce an issues and options paper although this is generally what is done to offer some ideas and encourage participation and responses.
10. The Government puts great store in extensive community involvement at the early stages of Development Plan Document preparation. The issues and options stage should not be seen as comprising a single consultation event but be made up of various involvement activities forming a continuous process. The intention is to try to reveal all the relevant issues and potential options for solving them before a preferred set of options are selected for the next stage of consultation. Some options will complement one another, others will be in opposition. The most important aspect is not to rule out or foreclose any way forward at this stage. Respondents need to feel encouraged to offer their own ideas without being inhibited by what appears in the report.
11. The intention is to start the community involvement in September this year. At later stages of Development Plan Preparation the consultation periods are prescribed as being six weeks long. There is no such regulation at the issues and options stage so a longer period could be adopted. For the three authorities there are no particularly pressing time constraints although in Chorley other LDF documents will be out for six weeks consultation in September. Also the Regional Spatial Strategy Examination in Public starts at the very end of October so Officer time commitments to prepare for and attend that event need to be taken into account. Officers propose that they be left discretion as to what engagement methods are used and how long this first phase of community involvement takes place and what types of on going dialogue is pursued. The next, formal stage, of involvement (into preferred options) is not due until to take place until September 2007.

ISSUES AND OPTIONS

12. The text of the proposed Issues and Options Paper is attached for Members consideration. It is proposed that the published version will be presented in colour with photographs to encourage interest. It will also need some maps as well as other graphics to show key statistics and trends. Successful involvement also depends on evidence being made available to support the substance of the issues. Additional factual information may need to be added to the paper or a separate technical annex produced. The paper identifies possible issues and options for solving them under eight themes. This is just one way of grouping the issues. For future stages it may prove appropriate to present topics in a different way. However the themes suggested are:
 - Locating new development;
 - Meeting housing needs;

- Fulfilling economic growth;
 - Improving accessibility;
 - Protecting the environment;
 - Improving the quality of life;
 - Sustaining rural areas;
 - Thriving centres.
13. Initial consultation has been carried out as to whether these themes are likely to cover all the relevant spatial planning issues in the three authorities' areas. Contact has been made with the Government Office for the North West, North West Regional Assembly, North West Development Agency, Lancashire County Council and the three Local Strategic Partnerships covering Chorley, Preston and South Ribble. Some comments have been received and attempts made to reflect the views in the worked up paper.
14. The Government is keen to see Local Development Frameworks well related to Community Strategies which is why each local one (plus Ambition Lancashire) are referred to near the start of the paper. Full recognition of other relevant strategies is also set out. A proposed vision is suggested although again this is presented as a draft for consultation.
15. Under each theme a summary of the local characteristics is set out leading to an objective for the end date (2021) of the Core Strategy, as a lead-in to presenting a number of issues. The options under each issue can be combined in some instances or be discrete but respondents are each time asked to consider whether anything is missing and suggest their own solutions.
16. Sustainability Appraisal (SA), aimed at reducing adverse social, environmental and economic impacts and maximising benefits, is a key part of Local Development Framework production. For the Core Strategy issues and options paper initial SA scoping work has been done and indications of the potential impacts of the options will be included in a separate accompanying report and/or as part of the published paper so as to guide respondents.

COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES

17. There are no immediate Human Resources implications of this report although in future there could be a sharing of staff resources with potential savings.

COMMENTS OF THE DIRECTOR OF FINANCE

18. The existing Local Development Framework budget can meet most of the costs arising from joint working including the joint commissioning of appropriate studies. If further funding is needed it could be made available through the Planning Delivery Grant.

CONCLUSION

19. The Issues and Options Paper has been considered by a joint meeting of the three authorities Local Development Framework member working groups and aims to identify the key strategic spatial planning issues affecting Central Lancashire City. It tries to do this in a thought provoking way to encourage participants to respond to these as well as offering their own options for solving problems. It represents the start of a process that will enable a joint Core Strategy to be produced and therefore allow a comprehensive and co-ordinated approach to spatial planning across the three authorities.

RECOMMENDATION(S)

20. That the text of the Issues and Options Paper be approved (subject to Full Council ratification) as a consultation document subject to any major changes proposed by either Preston or South Ribble Councils being approved by an Executive Member Decision and minor revisions of a factual or technical nature being delegated to the Director of Development and Regeneration.

REASONS FOR RECOMMENDATION(S)

21. To ensure the paper is fully supported by all three Councils and is properly presented for consultation purposes.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

22. The only alternative would be to work separately on producing an individual Core Strategy for Chorley but this would limit the scope to solve issues and miss the economies of scale associated with combined working.

JANE E MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Julian Jackson	5280	12 June 2006	PLAREP/92779AJS

**CENTRAL LANCASHIRE CITY CORE STRATEGY
ISSUES AND OPTIONS PAPER
FINAL DRAFT - JUNE 2006**

INTRODUCTION

The aim of the paper is to stimulate the debate about the key planning issues in the three local authority areas of Preston, Chorley and South Ribble and the options for dealing with them. It marks the start of the process of planning positively for the future of the area.

The three authorities have decided to work together in preparing this document because the three individual areas are in fact very closely related and have much in common.

All three authorities are committed to engaging with the public, businesses and with public and voluntary sector organisations across the whole area right at start of the process so your views can be heard and you can help shape the future.

BACKGROUND

Local Development Framework

Recent reforms to the planning system seek to make plan preparation faster, more responsive to change and place greater emphasis on community involvement. All three authorities are required to produce a Local Development Framework (known as a LDF). This will be made up of individual documents known as Local Development Documents (LDDs). An early LDD to be produced will be the Core Strategy and this will set the framework for the production of subsequent LDDs.

The LDFs will replace the local plans for Preston, Chorley and South Ribble and guide development up to 2021. Whilst this paper relates to the Core Strategy, each authority has set out its timescales for producing other LDDs in its Local Development Scheme (LDS).

Core Strategy

In the case of all three authorities, the Core Strategy is the first main non-topic specific document of each LDF to be produced. It will set out the vision, objectives and spatial strategy for the whole area which draws upon the Community Strategies and Corporate Plans for each authority and other strategies which have implications for the development and use of land.

The three authorities have agreed to work together in producing a Core Strategy as the individual areas are strongly inter-connected in terms of:

- The local housing market
- The local economy
- The role of Preston City Centre.

It therefore makes sense to plan positively at the strategic level for the whole area rather than three areas in isolation.

The Core Strategy is likely to contain policies which will cover key strategic matters relevant to the following Themes:

- Locating new development
- Meeting housing needs
- Fulfilling economic growth
- Improving accessibility
- Protecting the environment
- Improving the quality of life
- Sustaining rural areas
- Thriving centres

These themes have been the subject of initial consultation with the Government Office for the North West, North West Regional Assembly, North West Development Agency, Lancashire County Council and the Local Strategic Partnerships in Chorley, Preston and South Ribble. However depending on the responses received to the paper during the wider consultation stages, it may prove appropriate to present future policies in a different way to this.

The Core Strategy will be accompanied by a key diagram which illustrates the policies. It will also contain a monitoring and implementation framework.

NEXT STAGES

The publication of this paper marks the start of wide ranging community involvement. The creation of the Core Strategy will go through a number of stages of preparation after this initial stage of identifying issues and possible options for solving them. The intention is that at each stage the content of the Strategy becomes more established until it is finalised at the adoption stage.

Preferred Options – preferred ways forward without ruling out alternatives -
September 2007

Submission of preferred strategy to Government April 2008

Examination including possible public inquiry October 2008

Adoption of finalised strategy July 2009

CONTEXT

The LDF is being prepared by each authority in consultation with its partners and the residents and businesses of the area. The LDFs cannot be prepared in isolation and must take account of the following:

National and Regional Planning Policy

Planning Policy Guidance notes (PPGs) and Planning Policy Statements

(PPSs): These set out government priorities across a wide range of planning issues.

Northern Way Growth Strategy:

The Northern Way is a government strategy for the three regions of the North of England drawn up in an attempt to address the significant difference in economic performance between the north and London and the south east. It has a two pronged

approach; one, traditional, with a focus on dealing with areas of need/deprivation, the other a recognition that to deliver the transformation required, areas of natural economic growth should be fully utilised to fuel growth throughout the northern regions. This second part of the approach has been focussed on making maximum use of the opportunities that exist in the city regions of the north. In the north-west, Central Lancashire, along with Manchester and Liverpool, is identified as a result of its strong economic performance particularly in recent times.

Regional Spatial Strategy (RSS):

The Regional Spatial Strategy for North West England is currently being reviewed. The new draft RSS was submitted to the Government in January 2006 and was the subject of consultation between March and June. It will be examined in October/November this year before being approved and issued in its final form in the autumn of 2007 when it will replace County Structure Plans. The RSS is part of the development plan covering the three districts. The Core Strategy for Preston, Chorley and South Ribble – the Central Lancashire City - has to be in general conformity with it. The RSS needs to be aligned with the Northern Way Growth Strategy which identifies Central Lancashire as one of the City Regions to generate growth in the North of England. The RSS includes a regional transport strategy and takes account of the Regional Housing Strategy.

Regional Economic Strategy:

The Northwest Development Agency's (NWDA) revised Northwest Regional Economic Strategy (RES) is a 20 year rolling strategy to shape the future economic direction of the Northwest region. The region has a £98 billion economy, and contains 6.8 million people and 230,000 firms. The strategy is geared towards reducing the region's £13 billion output gap (compared with the average for England) and creating and maintaining the conditions for sustainable growth and private sector investment.

The objective of the RES is to address three major drivers for growth to achieve the strategy's vision and to close the output gap with the average for England. The drivers are to:

- Improve productivity and grow the market (which accounts for £10 billion of the output gap).
- Grow the size and capability of the workforce (£3 billion of the output gap is due to fewer people working).
- Create and maintain the conditions for sustainable growth.

These are supported by a range of Transformational Actions, comprising a prioritised list of major projects.

The RES is being taken forward more locally through a Lancashire Economic Strategy and Sub-Regional Action Plan 2006 / 07(LEP)

Sub-regional and Local Policies and Strategies**Central Lancashire City Sub Regional Strategy:**

The Central Lancashire City Region (CLCR) as defined in the Northern Way covers all of Lancashire except for Lancaster and West Lancashire Districts. The RSS will include a sub regional strategy for the CLCR. Chorley, Preston and South Ribble comprise the city 'core' of Central Lancashire, and the three councils are concerned that these proposals to date do not adequately embrace the opportunity for economic growth in the Central Lancashire City Region. They have therefore commissioned a Central Lancashire City Sub Regional Study which will be put forward to the regional planning body as evidence of the special role that the city of Central Lancashire has now and will have in the future in implementing the growth agenda set out in Northern Way. Consequently there is some uncertainty as to the eventual form and content of that part of the RSS relating to the core of Central Lancashire. The final content of the sub regional policies will of course be of vital importance to the Core Strategy and the extent of development in the three districts.

Central Lancashire City Vision:

A new Vision for the City has been developed by the three Councils based on independent evidence about the area's growth potential. This will ~~form the~~ be a key influence for the Core Strategy.

This Vision includes:

- The development, such as proposed in the Tithebarn Regeneration Area of Preston City Centre into a more vibrant place to shop, live and work. New development will enable it to function as an alternative to Manchester and Liverpool for shopping and leisure. Chorley and Leyland town centres will develop to provide a complementary range of services.
- New jobs in Preston City Centre, at major new developments throughout Central Lancashire City, and associated with the potential of the University of Central Lancashire. Many of these jobs will be in new and growing sectors of the economy.
- Investment in public transport services, including park and ride, and improvements to the road system to relieve congestion and improve access to the City and town centres.
- New housing to support the regeneration of Central Lancashire City, to provide a mix of house types to meet everyone's needs.
- Making better use of the River Ribble, Riversway Docklands, and the Lancaster Canal, with the possibility of new schemes in the longer term Identified in the "Riverworks" study.¹
- Investment in major heritage and cultural assets, including parks and museums.
- Helping the more deprived areas, including investment to improve peoples' skills so that they can take advantage of the new jobs.

¹ Riverworks is a series of studies looking at ways of enhancing the natural water-based assets of the City. Work is ongoing to identify projects that can realistically be accomplished.

Joint Lancashire Structure Plan 2001-2016:

Adopted in March 2005, the structure plan will remain part of the development plan for the area until it is replaced by the RSS.

Lancashire Local Transport Plan 2006-2010:

Prepared by the County Council, in association with District Councils, this Plan's proposals cover the whole of Lancashire and include specific local programmes in Chorley, Preston and South Ribble. The Plan has 7 key objectives:

- reduce road casualties
- improve access to jobs and services
- improve air quality
- improve the condition of transport infrastructure
- reduce delays on journeys
- increase journeys by bus and rail
- increase active travel.

Potential Major Schemes in Central Lancashire City are:

- A59 Penwortham Bypass
- Preston Access Improvements

Other initiatives specific to the City are:

South Ribble

- Leyland Town Centre Regeneration
- Tardy Gate Air Quality Management Area Action Plan
- Bamber Bridge Public Transport Initiatives
- Accessibility Improvements to Employment Areas and Hospitals
- School Travel plan Package

Chorley

- Eaves Green Link Road
- Chorley Connect – Kickstart Bus Project
- Buckshaw Railway Station and Park & Ride
- Chorley Pedestrian Priority, Access and Parking
- Accessibility Study of Chorley Borough

Preston

- Preston North Park & Ride Schemes
- CiVITAS Sustainable Transport Project
- Preston Guild Wheel Cycle Route and Cycle Hub
- Preston Air Quality Junction Improvements
- Preston Bus Station

Lancashire Minerals and Waste Development Framework:

The preparation of planning policy relating to mineral extraction and waste disposal is the responsibility of the County Council who are currently preparing a Mineral and Waste LDF to replace the current Minerals and Waste Local Plan.

Lancashire West Sub-Regional Housing Strategy Framework:

The Sub Regional Housing Strategy Framework was completed in July 2005. It provides an overview of the housing market in the following local authority areas:

- | | |
|-------------|-------------------|
| ▪ Blackpool | ▪ Preston |
| ▪ Chorley | ▪ South Ribble |
| ▪ Fylde | ▪ West Lancashire |
| ▪ Lancaster | ▪ Wyre |

The strategy framework identifies a range of key housing issues and challenges facing the area including:

- Inter-relationships between economic growth and diversification, specifically looking as higher value housing to attract and retain professionals and managers, and affordable housing to accommodate lower paid employees and key workers.
- Scale and distribution of new housing.
- Social housing.
- Stock condition, specifically in the public and private rented sectors and mobile homes.
- Demand issues, specifically looking at the impacts of an ageing population, household growth, reduction in household size, BME communities, and student housing.
- Affordability.
- Homelessness.

Community Strategies:

Each of the three authorities has its own Community Strategy produced by the respective local strategic partnership. The County Council has also produced its own Community Strategy; “Ambition Lancashire”. The LDF is a key component in delivering the spatial aspects of the community strategies. Working with a wide range of stakeholders, the community strategies draw on a wide range of other strategies (such as housing, neighbourhood renewal, and open space strategies) to develop a vision and priorities for the areas.

Ambition Lancashire:

This sets out the strategic vision for the future for Lancashire for the next 20 years. It has been prepared by the Lancashire Partnership and the vision has the following themes for the County to achieve:

- Economic prosperity through business growth and workforce skills.
- First class travel accessibility and modern communication links.
- Dynamic rural economy that is financially, socially and environmentally sustainable.
- Where people choose to live, work and enjoy life.
- Everyone enjoys learning and gains success.
- Care, growth and development of children and young people is a top priority.
- People are enabled to make good choices about their lifestyle and life expectancy is not related to income or social class.
- Diversity is celebrated; tolerance and pride is embedded.
- Strong sense of community responsibility and involvement.
- Choice of good quality housing in successful, secure and sustainable communities.
- Cultures that are rich, diverse and belong to all.
- Cherished landscapes and urban areas playing their part to protect the global environment.

The visions and priorities from the three district Community Strategies are:

Preston

Preston’s community strategy (2003-12) has a “Big Vision” which is: “To make Preston the Third City of the North West by 2012”. Supporting this there are seven visions around the themes of culture, the environment, health and wellbeing, housing, learning, prosperity, and community safety. Its three top priorities are:

- the regeneration of the City Centre;
- the reduction of crime; and
- supporting and working with young people.

There is an Action Plan which sets out how the Strategy will be implemented by the organisations in strategic partnership.

Chorley

Chorley Borough’s Community Strategy vision is :

By 2025 Chorley will be recognised as the most sought after place to live and work in the North West, offering an excellent quality of life to all its residents, and will be at the heart of regional developments whilst retaining its character.

The Priorities for the Future are:

- Put Chorley at the heart of regional economic developments in the Central Lancashire sub-region
- Reducing 'Pockets Of Inequality'
- Getting people involved in their communities
- Improving access to and take-up of public services
- To develop the character and feel of Chorley as a good place to live

The first priority is being taken forward in Chorley's Economic Regeneration Strategy and an accompanying Chorley Town Centre Strategy.

South Ribble

The South Ribble's Community Strategy vision is:

South Ribble – a great place to live, work, visit and play.

- A place to be proud to belong to and which goes from strength to strength
- A place with a strong identity, making a major contribution to the wider sub-region.
- A place with diverse, dynamic communities, which work together for a better future.

South Ribble – a place which has/is:

- Safer communities
- Healthy communities with decent affordable housing and ample cultural and leisure opportunities for all
- A clean, green and sustainable environment.
- Sustainable integrated transport for all.
- A thriving and prosperous borough with education, learning and employment opportunities for all.
- Supporting people with differing needs.

VISION

The Vision for the Core Strategy is influenced by the strategies mentioned in the previous section. A suggested Vision is:

The Central Lancashire City - comprising Preston, Chorley and South Ribble - will be recognised as Lancashire's economic driver where opportunities will be maximised. It will be a centre of learning, have a varied cultural and historic landscape and be known for its sustainable communities, innovative and creative businesses, retail and leisure opportunities, and fine parks and open spaces. The City will have a range of high quality and affordable housing to meet the needs of both existing residents and the new residents required to fulfil the City's economic growth potential.

Question: Is the Vision the correct one for the LDF?

Question: Are there any omissions from the Vision?

Question: Does this Vision accurately portray the aspirations of the Community Strategies?

Key spatial planning issues facing Chorley, Preston and South Ribble are presented on the following pages under 8 themes. Some issues are relevant to more than one theme. Each theme is introduced with some background information leading to an objective to be achieved by 2021. Each objective aims to contribute to realising the Vision. Issues – phrased as questions – are then set out with possible answers – suggested options for solving them. Some of the options can be combined; others are alternatives. Some initial sustainability appraisal work has been done to assess the likely social, economic and environmental impacts of the options. A summary of these impacts is set out to help respondents decide what options to support.

It must be emphasised that this paper has been done as a way of encouraging involvement. There may well be other issues not referred to here that should also be considered and other options for solving these issues than those that appear in this paper. At this stage nothing has been ruled out or in. Representations on all matters to do with strategic, spatial planning are sought. To help you decide what representations to make you are asked to take account of the following questions.

Question – Are there other topics not included in any theme which ought to be considered?

Question – Is there a better way of presenting issues rather than in themes?

Question – Are there other issues which have not been included in the paper that are of sufficient strategic importance to merit inclusion in the future Core Strategy?

Question – Of the issues in the paper what options for solving them would you prefer?

THEME 1. LOCATING NEW DEVELOPMENT.

Background

- 1.1 There is an extensive central urban belt in the plan area from Adlington, Chorley and the developing Buckshaw Village in the south, Leyland and Bamber Bridge in the centre through to the city of Preston in the north. To the east, west and north are rural areas with villages and hamlets of various sizes. Most of the open countryside between these urban and rural settlements has long been designated as Green Belt.

Settlement Policy

- 1.2 The draft Regional Spatial Strategy identifies Preston as one of around 30 Regional Centres/Cities/Towns in the North West where most new development will be concentrated. What is not clear however is the role the Regional Strategy intends for places immediately adjoining Preston such as Penwortham and Walton-le- Dale and connecting settlements as far south as Clayton Brook and Whittle-le-Woods as there is no policy reference to them. Adlington, Chorley and Leyland are designated as Key Service Centres where development in 'rural areas' should be concentrated. These are in fact urban centres in their own right and there are other such settlements in the plan area that similarly act as key service centres. The draft Regional Spatial Strategy also recognises that some villages act as local service centres and proposes that these be designated in Local Development Frameworks.

Green Belt

- 1.3 The Regional Spatial Strategy expects that the general extent of the Region's Green Belt will be maintained but that it may be necessary for substantial changes to its boundaries in Lancashire, and other parts of the North West, after 2011. Before then the Strategy acknowledges there may be a need to pursue localised small scale Green Belt boundary changes through Local Development Frameworks. The Green Belt in the Central Lancashire City is long established and has served the area well. However, in order to meet the development needs of the City in the most sustainable way, the review of Green Belt boundaries should be considered as an option.

Previously Developed and Greenfield Land

- 1.4 A key development principle of the Regional Spatial Strategy is making better use of land, buildings and infrastructure. The first priority is the use and re-use of existing buildings within settlements; secondly the use of previously developed land within built-up areas; and thirdly the development of other land that is well located in relation to houses, jobs, other services and infrastructure in settlements.

- 1.5 This last option could include greenfield sites on the edges of urban areas, such as on land that has been safeguarded for possible development in the longer term. The Regional Spatial Strategy does not anticipate new settlements or major urban extensions but neither are they ruled out. The identified broad locations for regionally significant economic development are referred to later in this Issues and Options document, in the Fulfilling Economic Growth Theme.
- 1.6 The Regional Spatial Strategy, in line with national planning guidance, expects most retail, leisure, office and other service development to be located within city and town centres. This is picked up in the Thriving Centres Theme (Theme 8) of this Issues and Options paper.

Objective by 2021

To have a sustainable network of urban and rural settlements, which meets development and service demands yet minimises the need to travel, particularly by car, and the use of greenfield land.

Issue 1A – How can urban development requirements best be satisfied?

- a) Concentrate most if not all development within Preston (including a definition of where this extends to) and the Key Service Centres of Leyland, Chorley and Adlington.
- b) Identify other Key Service Centres and promote significant development here; or
- c) Encourage further development at Buckshaw Village; or
- d) Identify new urban extensions and new settlements; or
- e) A combination of the above; or
- f) Other locations?

A brief summary of the Sustainability Appraisal work could be included after each issue

Issue 1B – How can rural development needs best be met?

- a) Designate larger villages as Local Service Centres and only allow development in and adjoining these settlements; or
- b) Allow development to meet local needs in each rural settlement not covered by Green Belt; or
- c) Allow single plot infilling in villages and hamlets covered by Green Belt; or
- d) A combination of the above; or
- e) In some other way?

Issue 1C – When greenfield land is required for development what is the most appropriate type of site to develop?

- a) Unused greenfield sites within built-up areas; or
- b) Accessible non-Green Belt sites (such as safeguarded land) on the edge of settlements; or
- c) Land removed from the Green Belt; or
- d) A combination of the above; or
- e) Somewhere else?

THEME 2: MEETING HOUSING NEEDS

Background

- 2.1 A central theme of delivering sustainable communities is to ensure that everyone is able to access and afford decent housing suitable for their needs. In such a situation, the housing market could be described as “balanced”. Whilst a balanced housing market depends on a wide range of economic factors, the planning system has a key role in contributing to this overall aim.

Overall Housing Requirements

- 2.2 The Central Lancashire City area has been a popular area to live over recent decades. Rates of new housing development have been high (over 7,300 dwellings in the last 5 years - *could insert a graph to illustrate the info*) with a corresponding growth in population (*another graph*). The population of the area is forecast to increase by 18 thousand from 2006 up to 2021. More significantly for housing requirements, the number of households is expected to increase by 21 thousand over the same period. Average household size is expected to further decline but in some black and minority ethnic communities larger extended families will still be the norm.
- 2.3 Recent house building rates have exceeded requirements set out in the current Lancashire Structure Plan which were derived from RPG13. The RPG restricted housing growth in Lancashire to encourage regeneration in the major metropolitan areas of Liverpool and Manchester and other regeneration priority areas in the region.
- 2.4 By contrast, the Northern Way and the emerging replacement Regional Spatial Strategy (to which the LDFs must conform) recognise the role of the Central Lancashire City region in delivering economic growth. An essential aspect of delivering this is providing an adequate supply of housing to meet the needs of both existing residents and new residents who are key in delivering economic growth. To enable this the submission RSS indicates significantly higher housing targets for the Central Lancashire City than those in the current structure plan which have been exceeded.
- 2.5 A key challenge for the Core Strategy is that it delivers the right type of housing to meet these needs whilst managing the supply of housing land to ensure that strategic targets are met, in accordance with national and regional planning policies.. Consideration will need to be given to what extent sites for housing can be identified and ‘allocated’ for development and what reliance can be placed on other ‘windfall’ sites coming forward. The rate at which sites are developed will also need to be taken into account as the phasing of land release may be necessary.

Affordable Housing and Special Needs Housing

- 2.6 A particular issue in the Central Lancashire City area is the continuing and increasing demand for affordable housing. Average house prices across the area are above the County average. Further, prices for terraced properties, traditional the realm of first time buyers, are considerably above Lancashire as a whole. It is also recognised that the housing needs of everyone will not be met through owner occupation and housing of other tenures must be provided to meet those needs. This is particularly difficult as government derived funding for rented and shared ownership accommodation is limited so the scope to cross-subsidise affordable housing from market housing schemes may need to be extended.
- 2.7 In addition to affordable housing requirements there are also special housing needs that require different solutions, private developers can profitably meet some of these. With an aging population there will be more elderly people requiring care of one form or another. Traditionally this has been provided in sheltered housing and elderly persons homes with varying degrees of nursing care. Now a new hybrid type of housing – ‘extra care’ is being proposed to meet some of this need. Account also needs to be paid to the needs of gypsies and other travellers.
- 2.8 The joint Housing Needs Study was completed in 2004 and subsequent detailed surveys of specific areas further quantify the demand for affordable housing. Since then the situation appears to be worsening and requires further research including on the issue of extra care housing. Whilst it is recognised that the Local Development Framework cannot meet all identified housing need, it has a key role to play in the delivery of new affordable housing. A key challenge is therefore to ensure that the Local Development Framework delivers the maximum amount of new affordable housing.

Decent and Adaptable Homes

- 2.9 Although the area is typified by generally good quality housing stock, there are pockets of unfitness that require concentrated action. The government is promoting a standard by which all homes can be assessed as to whether they are ‘Decent’ or not. Progress on this is being made but there are particularly acute and extensive problems in some privately rented housing where grant aid may be insufficient or inappropriate. The worst properties are considered ‘Unfit’, the proportion of the housing stock in this category varies across the area, but there are particularly high levels in Preston, where 6.7% of private sector stock is unfit. Another initiative is to increase the proportion of accommodation that is suitable, without major adaptation to ‘lifetime’ living, so enabling people as they become more elderly and infirm to stay longer in their homes.

Brownfield Targets

2.10 In order to make the most efficient use of land, the government has set a target that 60% of new homes should be built on “brownfield” or Previously Developed Land (PDL). The consultation draft of the RSS indicates a target of 80% for the City area but the three authorities consider this a little ambitious so have suggested a 75% target. The achievement of a brownfield target is seldom the sole consideration in determining applications for development. In seeking to deliver sustainable communities and economic growth, other factors could include; whether the site is in a sustainable location; whether there is an impact on overall housing land supply; and whether the development would result in the loss of a viable employment use.

Objective by 2021

To provide a managed level of new housing in line with RSS targets which facilitates economic growth, meets PDL targets and contributes towards a balanced housing market in Central Lancashire City where everyone is able to access decent housing suitable for their needs.

Issue 2A: How can the release of land be best managed to achieve overall housing targets?

- a) Allow development on allocated sites only (*i.e. no windfall sites*); or
- b) Consider applications for development of windfall sites in the light of current supply and relative merits over allocated sites; or
- c) Establish clear criteria for the release of windfall sites
- d) Seek to phase the timing of the release of sites; or
- e) A combination of the above; or
- f) By some other means?

Issue 2B: How can the Local Development Framework best deliver an appropriate range of housing to facilitate economic growth?

- a) Set general targets for the types of dwellings to be provided across the area which would be taken into account in dealing with all applications; or
- b) Set targets for the types of dwellings to be provided on individual allocated sites; or
- c) For different areas, identify the range of dwelling types which would be acceptable; or
- d) Allow dwelling types which would reflect and complement those of the locality; or
- e) Allow the development industry to determine the types of dwellings to be provided; or
- f) A combination of the above; or
- g) In some other way?

Issue 2C: How can affordable and special housing needs best be met?

- a) Require an element of affordable housing on all new developments of 15 or more dwellings; or
- b) Develop specific targets for individual sites based on evidence of need, site suitability and economic viability; or
- c) Require all housing developments to make a contribution, either on site or in lieu, to meeting affordable housing needs; or
- d) Identifying sites particularly suitable for meeting special housing needs; or
- e) A combination of the above; or
- f) By some other approach?

Issue 2D: How can PDL targets best be met?

- a) In managing supply, always give prime consideration to PDL; or
- b) In addition to allocated sites, only allow further development on unidentified (windfall) sites which are PDL; or
- c) Only all further release of unidentified (windfall) sites which are PDL where the site is in a sustainable location and would not result in the loss of a viable employment use; or
- d) In some other way?

Issue 2E: How can the state of repair and adaptability of housing be tackled through the Local Development Framework??

- a) Pursue an Action Area approach targeting housing improvements in those areas of greatest need; or
- b) Encourage smaller housing improvement schemes elsewhere; or
- c) Promote clearance of substandard housing; or
- d) Require developers of market housing schemes to cross-subsidise nearby housing improvements; or
- e) Encourage re-use and conversion of housing, particularly vacant stock, to provide needed accommodation; or
- f) Require new residential developments to provide a proportion of 'lifetime' homes; or
- g) A combination of these; or
- h) Through other means?

THEME 3 – FULFILLING ECONOMIC GROWTH

Background

- 3.1. It is acknowledged in both the Northern Way Growth Strategy and the Regional Economic Strategy (RES) that the Central Lancashire City economy has performed well. Its rate of economic growth is well above the regional average and close to the national average, whilst the growth in the number of jobs exceeds the national and regional rates. This rate of growth is projected to continue. The area's industrial mix of advanced manufacturing and engineering, biomedical and environmental technologies, and creative industries is growth-oriented so these trends are expected to continue and have the potential expand further given the right opportunities and stimulation.
- 3.2. In line with the Northern Way and the RES, the emerging RSS seeks to build on the region's economic strengths, particularly the opportunities that exist in the city regions. To this end, RSS includes a sub-regional strategy for the Central Lancashire Sub-Region (Policy CLCR1 – Central Lancashire City Region Priorities). It recognises that Central Lancashire provides a significant economic focus for the wider sub-region. It states that economic performance is to be raised through a range of plans and strategies including:
 - the development and implementation of the “*Central Lancashire City Vision*”
 - the provision of regional investment sites and knowledge nuclei sites
 - the development of sub-regional employment opportunities.

Employment Land Requirements

- 3.3. From this, it can be seen that the principal means by which the LDFs can promote economic growth is to ensure that there is enough land available for new businesses, and to meet the expansion needs of existing firms.
- 3.4. Central Lancashire has two defined Regional Investment Sites (RIS's): these are at the former Royal Ordnance Factory at Euxton and at Cuerden Regional Business Park. They are identified in the Lancashire Structure Plan and current Local Plans. Central Preston is identified as a location for a “knowledge nuclei site” to develop knowledge-based sectors requiring specific links to the University of Central Lancashire. It will be the role of the Preston Site Allocations DPD to identify a knowledge nuclei site.
- 3.5. In addition to the RIS's, there needs to be a range of sub-regional and local employment sites in Central Lancashire City. These portfolios of land should be balanced in terms of market attractiveness and sustainability. Account must be taken of the types of employment development to be promoted given the changing nature of the economy – the trend is towards less manufacturing industry and more office/light industry. It is likely that additional development sites will be required up

to 2021, although draft RSS does not specify a detailed figure for each district. Instead, sub-regional figures are given (i.e. for Lancashire) and it is suggested that the distribution of new development must be agreed by Local Authorities, in accordance with local labour market areas. Chorley, South Ribble and Preston together comprise a local labour market area, with the majority (84%) of travel to work journeys contained within it. It makes sense, therefore, for the Central Lancashire authorities to consider their employment land needs collectively. The Core Strategy must set out the broad approach as to where new employment development should be located taking account of access for deliveries as well as the journeys to work for employees. The detailed definition of these sites will be the job of each Council's Site Allocations DPD.

- 3.6. Town centres are the focus of much economic activity, particularly in the office, retail and leisure sectors. This is considered in Theme 8 – Thriving Centres. Issues relating to the development of the rural economy are considered in Theme 7 – Sustaining Rural Areas.

Regeneration

- 3.7. There are areas within each of the main urban areas which experience high levels of deprivation (including high unemployment, low levels of economic activity, and low levels of educational achievement – see also Theme 6 – Improving the Quality of Life). It will be important to harness Central Lancashire City's potential for economic growth in a sustainable way which meets the needs of all communities. This means that access to jobs is a crucial consideration when making decisions about the location of employment land.
- 3.8. Central Lancashire City's urban areas have a legacy of older industrial areas and buildings. These are often situated adjacent to town centres, in the deprived inner areas described above. Whilst these areas still provide accommodation for many businesses, and opportunities for new enterprises the changing nature of industry and employment means that many buildings are no longer suitable for employment uses. Evidence can be seen of a trend away from employment use in these areas to other uses, particularly housing. The future of these older industrial areas needs careful consideration given the need for employment in the more deprived communities, and the requirement to provide more housing on previously developed sites (see Theme 2 Meeting Housing Needs).

Tourism and Culture/Leisure

- 3.9. Tourism in the Central Lancashire context includes day visitors and also "business tourism" associated with conferences and business meetings. Central Lancashire City is home to a range of high quality heritage and tourism assets, including museums and art galleries, theatres, conference venues, and historic parks. Facilities for leisure in all its guises are an important part of the attractiveness of an area both built sports facilities and outdoor play provision. Much more could be made of

these assets particularly if linked to general public realm improvements in Preston City Centre, and the town centres of Leyland and Chorley.

Objective by 2021

To maximise Central Lancashire City's potential for economic growth in a manner which adheres to the principles of sustainable development and which brings benefits to all communities.

Issue 3A) Where should new employment-related development be located?

- a) In areas most attractive to the market i.e. adjacent motorway junctions; or
 - b) Within the main urban areas (Chorley, Leyland and Preston), on previously-developed land; or
 - c) Distributed more evenly between the urban areas and the smaller towns and key service centres; or
 - d) Adjacent to any new housing allocations; or
 - e) A combination of the above; or
 - f) Somewhere else?
- Depending on the above
- g) Should specific types of employment use (manufacturing, for example) be steered towards certain locations?
 - h) Should some existing employment sites be de-allocated?
 - i) Should the emphasis be on providing for new and growing businesses?

Issue 3B) To what extent should existing employment areas be protected?

- a) Should they be protected in their entirety, with all proposals for change of use or redevelopment to non-employment uses resisted; or
- b) Should change of use or redevelopment to non-industrial uses be allowed in line with market pressures; or
- c) Should each area be assessed with a view to its suitability for modern industrial and business uses; or
- d) Should there be no protection.

Issue 3C) How can the Local Development Framework help to ensure that jobs are created in the areas of greatest need?

- a) By allowing or encouraging the expansion of successful businesses in these areas; or
- b) Through helping to improve access to jobs in other areas; or
- c) A combination of the above; or
- d) By some other means?

Issue 3D) How can the plan help to promote economic development through tourism and leisure/culture?

- a) By encouraging improved facilities for visitors, such as hotels: or
- b) Through encouraging the expansion of existing successful visitor attractions; or
- c) By promoting appropriate tourism-related development in the countryside; or
- d) Through improved sports and play provision; or
- e) A combination of the above; or
- f) In some other way?

THEME 4 – IMPROVING ACCESSIBILITY

Background

- 4.1 Accessibility in spatial terms is about physical access to jobs, services and other facilities either through travelling or by locating ‘customers’ and ‘suppliers’ close to one another so as to reduce the need to travel. This Theme concentrates on the issues affecting the more urbanised parts of the area. Transport issues are also covered in Theme 7 – Sustaining Rural Areas where accessibility is equally important. The three authorities plus the County Council have major role to play in fully exposing accessibility issues facing all communities and taking forward solutions combining initiatives in the Local Transport Plan with LDF work.
- 4.2 To grow, businesses need to be able to access markets and customers need to be able to access business and services. Employers need access to competent and qualified staff, and employees need to be able to get to work quickly and easily. Vibrant, successful city and town centres need easy access from broad catchment areas to remain competitive.
- 4.3 Currently, Preston city centre and the major employment areas attract many employees who commute from within the city area or in from other areas. A large number of residents commute out from the city, largely to access jobs in Greater Manchester and Merseyside. Whilst public transport is used, many of these journeys are by car. Accessibility within the city and out to other places is beginning to be constrained by insufficient public transport services and congestion on roads, river crossings, and motorways.

Reducing the need to travel

- 4.4 Working patterns are changing. Many people commute long distances to jobs, whilst others are able to adopt more flexible working practices such as home working. The location of many jobs is fixed by the building and infrastructure requirements of the employer.
- 4.5 Depending on their circumstances, people have greater or lesser choice over where they access health and educational services, and leisure facilities. The choices made may involve travelling some distance.
- 4.6 The role and form of city and town centres is changing and specialising. Large supermarkets and retail parks are located and designed for ease of access by car, whilst accessibility to traditional city and town centres is often constrained. Internet shopping and banking is reducing the need for businesses to have a “High Street” presence.

- 4.7 Currently, most jobs, services and facilities are accessible from all parts of the city by car but this is being constrained by increased congestion, lack of parking, and tougher parking controls. Accessibility by public transport is less convenient, especially away from main routes and at certain times of the day.

Promoting more sustainable means of travel and reducing dependency on cars

- 4.8 The City generally has a very high proportion of car ownership and car use. Public transport systems are in place but often do not meet the needs of the travelling public. New roads and motorways built over the last 40 years are reaching capacity, especially at peak times. In some parts of the city, it is difficult to move from A to B without being delayed by having to travel through congested or constrained area.
- 4.9 Over recent years, new development has largely been located on previously developed land within existing urban areas. This allows for new road infrastructure and public transport facilities to be planned, and for quality footpaths and cycle routes to be built and extended.
- 4.10 Currently, it is quite easy to travel around the city by car and the main public transport routes, which makes all jobs, services and facilities readily accessible. Travel by walking and cycling is easy within local areas, and cycling longer distances may become more viable as more, safer routes are implemented. Growing car ownership and use, and further travel demand generated through population increases and new development in locations such as the city and town centres is likely to make travel more difficult as congestion will increase.

Achieving transport improvements

- 4.11 Many parts of the city's road network suffer from peak time traffic congestion. There are major pinch points on the entrances to Preston city centre, especially from the motorway network and at the crossing points over the River Ribble. The national motorway network that serves the wider City and allows access to other towns and cities (the M6, M61, M65 and M55) regularly becomes congested. However, these motorways and the railways running through the area are an integral part of national networks and also provide direct access to air and sea ports for international passenger travel and freight. Local congestion often occurs around city and town centres, schools, and hospitals.
- 4.12 Currently, transport improvements aimed at cutting congestion by reducing car use include park and ride facilities, parking controls, and bus routes. Public transport reduces some congestion impacts but the general preference for car use is likely to cause increased congestion in the future.

Objective by 2001

To have a level of accessibility to and within the Central Lancashire City that promotes economic growth; brings jobs, services and facilities within easy reach; enables ease of travel through reduced congestion.

Issue 4A - What can be done to reduce the need to travel?

- a) Locate all new development in easily accessible areas; or
- b) Ensure that all new developments are mixed and balanced to include new or relate to existing services and facilities such as schools, health facilities, shops and parks; or
- c) Provide people with the choice to access a range of jobs in their locality; or
- d) Ensure the availability of high quality new business premises for companies that could employ more local people and reduce the need to commute to other towns and cities; or
- e) A combination of the above; or
- f) Pursue other ways?

Issue 4B - What can be done to encourage more sustainable means of travel?

- a) Encourage the provision of new public transport services; or
- b) Seek a range of public transport services that more effectively meets the needs of potential users (e.g. by introducing new routes and extended operating hours); or
- c) Develop more park and ride facilities; or
- d) Create more and better cycle paths and facilities; or
- e) Create new railway stations and bus facilities within new developments; or
- f) Locate new jobs, services, and facilities within walking distance of main city and town centres; or
- g) Increase traffic management and parking controls in city and town centres; or
- h) Reduce the availability of parking spaces; or
- i) Require travel generating employers and services to prepare and adhere to a Travel Plan (e.g. to promote car sharing); or
- j) Introduce road congestion charging or tolls ; or
- k) A combination of the above; or
- l) Through other means?

Issue 4C - What are the priorities for transport infrastructure improvements?

- a) Create new dedicated bus routes linking the main residential, business and shopping centres; or

- b) Create an orbital bus / interchange route around the urban area; or
- c) Create new railway stations and better routes and services; or
- d) Electrify the the Blackpool to Manchester Railway; or
- e) Promote rapid transport/light rail solutions; or
- f) Provide an integrated network of cycling and walking routes; or
- g) Provide new road crossings over the River Ribble; or
- h) Complete the motorway network round the city (e.g. a new junction on the M6 to serve Chorley and a link from the M65 to the M55); or
- i) Create more direct links to Manchester and Blackpool airports; or
- j) A combination of the above; or
- k) Pursue other improvements?

THEME 5 – PROTECTING THE ENVIRONMENT

Background

- 5.1. So as to create a place where people choose to live and work, the Local Development Framework must seek to protect and enhance Central Lancashire City's most valued environments, both natural and man-made. For a long time planning authorities have sought to safeguard the countryside from unnecessary development so as to keep it open and unspoilt. An additional benefit of this is that the most important landscapes and habitats are protected from urban development. However they can still be harmed by farming practices and other rural pursuits. In these days of global food sourcing there is less reliance on local agricultural produce and less protection of good agricultural land, this trend may prove short sighted. The role of the Green Belt is explained in Theme1 – Locating New Development. Within rural and urban areas, the most important historic buildings, environments and open spaces must continue to be protected because of the contribution they make to the quality of life.

- 5.2. There is increasing concern about climate change and its impact on our environment. There are a number of ways in which the planning system can limit the impact of climate change, and also to tackle its causes. These include encouraging the development of sources of renewable energy, and seeking to reduce the risk of flooding.

- 5.3 New development often has some negative impacts. Where the benefits of the development out weigh the harm caused the aim should be to minimise these through well sited and well designed proposals. In addition environmental losses can be made good through requiring developers to do or pay for environmental improvement works nearby. The most important features of the environment are protected by law, although in many cases the upkeep and enhancement of these sites and structures could be better. Features of only local importance are not protected in the same way so their future often relies on the approach to these taken by local councils.

The Natural Environment

- 5.4. National planning policy advocates a top down approach to the protection of wildlife habitats. The Core Strategy will need to respect and seek to protect the key environmental designations i.e. those which have national or international significance. These include the Ribble Estuary (which is a "Ramsar" site as well as a National Nature Reserve), and six Sites of Special Scientific Interest (SSSI's) important for their ecological or land form significance. In addition, sites of local or sub-regional importance have been identified – these are known as Biological and

Geological Heritage Sites. Many of these are within the urban areas. Policies in the LDF ought to implement the Lancashire-wide Biodiversity Action Plan as this aims to improve the variety of natural species. Open spaces, watercourses and woodlands within urban areas are also a valuable asset in terms of recreation and nature conservation and contribute greatly to the quality of life.

5.5 Central Lancashire contains areas of distinctive and attractive countryside, including part of the Forest of Bowland Area of Outstanding Natural Beauty (AONB), to the north of Preston and the West Pennine Moors to the east of Chorley. There are other areas of landscape value identified in landscape character assessment work carried out by Lancashire County Council (Supplementary Planning Guidance on Landscape and Heritage). There are a number of initiatives (e.g. REMADE) currently in operation to improve degraded landscapes through tree planting and other works.

5.6 Pollution of the environment needs to be minimised if it cannot be avoided. This particularly applies to maintaining, if not improving, both air and water quality. Carbon emissions into the atmosphere are covered under Renewable Energy below. In toxic emissions from traffic and industrial processes clearly require close control through both planning and environmental legislation. Similarly toxic outflows and runoff from developments into the ground, water courses and ultimately the sea are to be prevented wherever possible.

The Built Environment

5.7. Central Lancashire City retains areas of significant historic and architectural interest, some stemming from its industrial past. The historic environment makes a valuable contribution to the area's economic and social well being, and can provide a focus for regeneration initiatives. Collectively, the area boasts over 1300 Listed Buildings, 26 Conservation Areas, and a number of registered parks and gardens of historic interest. There are also a variety of archaeological sites ranging from 17 Scheduled Ancient Monuments to sites of more local importance.

5.8. The Core Strategy can set out guiding principles on design quality to ensure that all new development improves townscapes and contributes towards an accessible, safe and attractive environment. This particularly needs to take account of the efficient use of land taken up by new buildings in terms of the density of development. These guiding principles could be expanded upon in development control policies and supplementary planning documents.

Renewable Energy

5.9. To combat our reliance on fossil fuels, the Government is urging local authorities to promote and encourage the development of renewable energy resources, including wind, water and solar power. Whilst wind

turbines are a common site in the upland areas of the north –west England, there is now an increasing emphasis on “micro-generation” and the promotion of energy efficiency. Micro-generation is where new development is built incorporating features to generate a proportion of the building’s energy requirements from renewable sources (existing buildings can be adapted to achieve this too). The Core Strategy can set out general guidance for this, whilst detailed policy guidance would appear in other LDF documents. Chorley Borough Council had made considerable progress on this, and is bringing forward policy documents and guidance on sustainable resources ahead of the Core Strategy.

Flood Risk

- 5.10. Climate change brings with it an increased risk of flooding. The Central Lancashire City authorities have commissioned research to identify those areas most at risk from flooding in the future. The Core Strategy will identify these broad areas, whilst the results of the study will feed into decisions about site allocations. The ideas generated by the Riverworks study may help to manage the River Ribble through the urban area.

Objective by 2021

To protect and enhance Central Lancashire City’s environmental assets, to make them the focus of urban and rural regeneration, and to promote the efficient use of resources.

Issue 5A – What protection and enhancement should be given to sites of local biodiversity and geological importance?

- a) Protect all sites of local biodiversity or geological importance from development; or
- b) Allow some development provided that the developer compensates for any losses; or
- c) Some other approach?

Issue 5B – How can landscape character be best protected and enhanced?

- a) Protect landscapes based on their amenity and recreational value and national designations; or
- b) Protect landscapes which have high agricultural value; or
- c) Both of the above; or
- d) By a different approach?

Issue 5C – How can the design quality of new buildings be improved and the efficient use of land achieved?

- a) Identify and define a local built-environment character in villages and neighbourhoods and require this to be respected in all new development; or
- b) Allow a more flexible approach to development based on general best practice, and promoting high quality, modern design; or
- c) By requiring developments to be built at as high a density as can be achieved without compromising good design; or
- d) Through some combination of the above; or
- e) In other ways?

Issue 5D – What is the most appropriate way of conserving and enhancing the historic environment?

- a) Designate additional Conservation Areas; or
- b) Concentrate resources on improving existing Conservation Areas;
- c) Both of the above; and/or
- d) Give more protection to buildings listed for their local importance; or
- e) Pursue other approaches?

Issue 5E – How can an increase in sourcing renewable energy be feasibly achieved?

- a) Encourage large scale renewable energy schemes only; or
- b) Encourage small-scale renewable energy schemes only, provided they are in harmony with surroundings; or
- c) Both of the above; and/or
- d) Set targets for renewable energy capture in all new development of at least a minimum threshold size ; or
- e) Promote other ways?

Issue 5F – What are the most appropriate ways of avoiding flooding of developments?

- a) Avoid any new development in areas vulnerable to flooding; or
- b) Assess flood risk as one of a number of factors in a sustainability appraisal and allow development in low risk areas; or
- c) Promote major schemes such as Riverworks to manage river flooding to such an extent that otherwise unsuitable land could be made available for development; of
- d) A combination of the above; or
- e) By other ways?

THEME 6. IMPROVING THE QUALITY OF LIFE

Background

6.1 The quality of life people have depends on many things. Living in a decent and affordable home, a good environment, being in employment, ability to travel and to otherwise access services all contribute to quality of life. These are all dealt with elsewhere in this document. This Theme concentrates on other aspects of quality of life such as incidents and perceptions of crime, as well as deprivation in terms of educational attainment, vocational skills and health.

Crime

6.2 A widespread concern in local communities is crime. Actual levels of recorded crime are generally falling but a perceived fear of crime remains a worry for many people. Much is being done by various agencies to tackle crime and give re-assurance to local people. The design and layout of buildings can reduce the opportunities for criminal activity and it being undetected. The causes of crime are varied but providing scope to engage in constructive behaviour – such as play, sport and other community activities – can help reduce crime levels. Government and local authority funding for such facilities and services is limited but there is scope for new housing developments in particular, to help pay for provision and cover future operating costs.

Deprivation

6.3 Pockets of deprivation occur in several places across the plan area. The combined occurrence of low educational attainment, the lack of work-related skills and poor health in some neighbourhoods across the North West is recognised in the draft Regional Spatial Strategy. This combination of deprivation is present in some places in the Central Lancashire City area. It is a situation likely to get worse as people live longer and have more health care needs and/or find they have to work longer through insufficient pension provision. Numerous agencies working together can help tackle these problems but spatial planning can help by enabling new and improved service facilities to be located and made accessible to the local communities that need them.

Objective by 2021

That the levels of crime are very low and the fear of being a victim of crime is similarly reduced from present day levels. Also that access to a wide range of community and service facilities has assisted in removing pockets of deprivation.

Issue 6A – What spatial planning proposals can best contribute to reducing levels of crime and provide opportunities for constructive community activity?

- a) Pursue improvements in the design and layout of buildings to make it harder for criminal activity to occur undetected; or
- b) Seek developer funding for a range of community facilities and related initiatives; or
- c) Ensure existing community facilities that are still needed are not lost to other uses and are improved where necessary; or
- d) A combination of these; or
- e) Some other approach?

Issue 6B – How can spatial planning most appropriately help reduce pockets of deprivation?

- a) Identify and reserve sites for new educational, training and health facilities; or
- b) Allow the redevelopment of existing facilities that are no longer required to help enable the rationalisation and relocation of facilities to where they are most needed; or
- c) Seek developer funding for educational, training and health facilities; or
- d) Pursue transport improvements that allow better access to facilities; or
- e) A combination of the above; or
- f) An other initiative?

THEME 7. SUSTAINING RURAL AREAS

Background

7.1 Agriculture remains the main economic activity in rural areas but it is experiencing continual change in terms of economic regulation and market globalisation. None of the rural parts of the plan area are far from urban populations. This represents a threat and an opportunity to rural communities and the countryside.

7.2 The draft Regional Spatial Strategy recognises the inter-related pressures on rural areas such as the need to diversify economies, protect the countryside, provide affordable housing and access to local employment and other services. The Lancashire Rural Action Plan also aims to tackle these issues.

Rural Economy

7.3 Traditional agriculture is being partially replaced by horticulture aimed at providing plants for domestic gardens and uses associated with horse riding. The demand for recreation and tourism from urban dwellers provides much needed expenditure in rural areas but catering for that demand in a ways that do not spoil the attractiveness of the countryside raises significant challenges.

Affordable Housing and Local Services

7.4 Many people living in rural areas do not work there and so commute to often high paid jobs elsewhere. This causes transport related problems and can raise house prices to levels beyond the economic means of rural based workers. Similarly affluent mobile incomers are less dependent on local services so use of these can fall leading to closures. A way of minimising this is to restrict what service buildings can alternatively be used for and to target this protection on local service centres as referred to in Theme 1 – Locating New Development.

Objective by 2021

To have thriving and sustainable rural areas that are not spoilt by urban demands, and villages that are economically viable communities where local needs are met.

Issue 7A – How should the economy in rural areas be developed?

- a) Farmers should be encouraged to diversify to enable other rural based industries to be established; or
- b) Rural recreational and tourism pursuits should be promoted provided they do not spoil the appearance of the countryside nor have other negative impacts; or
- c) Small scale employment uses unconnected with rural activities should be encouraged in local service centre villages; or
- d) A combination of the above; or
- e) In some other way?

Issue 7B – How can villages continue to meet the day to day needs of local communities?

- a) Protect existing shops and community buildings from uses that would not provide services local people need; or
- b) Allow the dual use of buildings or sites that help provide or retain local services; or
- c) Allow appropriate scale market housing and commercial developments in local service centres provided they financially support local services; or
- d) Link outlying small villages and hamlets with bus services to local service centres; or
- e) A combination of the above; or
- f) By other means?

Issue 7C – In what way can rural affordable housing needs best be met?

- a) Through only allowing schemes in or adjoining villages where all the units are affordable as an exception to Green Belt and other policies; or
- b) Reserving sites at rural settlements only for affordable housing; or
- c) Allow appropriate scale market housing in local service centre villages only where these cross-subsidise a substantial proportion of affordable units; or
- d) A combination of the above; or
- e) In an other way?

THEME 8: THRIVING CENTRES

Background

- 8.1 City, town, district and local neighbourhood centres are crucial to the social, economic and environmental well-being of the Central Lancashire City. They are the life blood of the local economy. The role and function of the centres must meet the needs of our community, help to reduce social exclusion and create economic opportunities for everybody. They also provide a sense of place and involvement which can help to foster local identity.
- 8.2 Government policy is to ensure the continuing vitality and viability of town centres through focusing development in the centres in order to strengthen and, where appropriate, regenerate them. The government requires local councils to actively promote growth and manage change in town centres and to identify a hierarchy of centres each performing their appropriate function within the area.
- 8.3 The Central Lancashire City area has wide-range of different sized centres each of which performs its own important function.
- 8.4 Preston city centre is the largest of the three main centres in the plan area and, in terms of non-food shopping, is ranked first in the whole of Lancashire. It is also the centre of commercial and administrative activity within the county and is the seat of Lancashire County Council. It is the principal office location within the county. Despite this there is clear evidence that, in the face of competing attractions, Preston city centre requires further investment, such as that for the Tithebarn Regeneration Area, to ensure that its overall health is enhanced and sustained into the future.
- 8.5 Chorley town centre provides the greatest concentration of shops, services and entertainment facilities in the southern part of the Central Lancashire City area. It is trading relatively well, but could be improved and its evening economy tends to be dominated by young people visiting pubs and bars. Chorley town centre is well-known for its markets, which include the open and covered markets. However, both have recently experienced a downturn in stall occupancy rates. Vacant shop units can also give the town centre a run-down appearance.
- 8.6 Leyland is located between Preston and Chorley and is the main town centre serving the South Ribble area. Recently there has been considerable development in the food retail sector and the town has a market. However, the town is overshadowed particularly in comparison goods terms by Preston to the north and to lesser extent, Chorley to the south. A retail study undertaken in 2004 concluded that the town centre was weak and fragmented with a poor environment and public realm.

The northern part of the town centre is the focus of a pilot regeneration area and the Council is about to commission a masterplan to provide a framework for improvement and investment in the town centre. District centres at Bamber Bridge, Penwortham and Tardy Gate are also pilot regeneration areas and have significant potential to improve quality of life, built environment and economic prosperity.

- 8.7 Government policy is opposed to new 'out of town' shopping developments and, as such, there is no consideration of this issue in this section.

Establishing a Hierarchy of Centres

- 8.8 Different types of centres perform different functions. Provided this is properly recognised in policies which control the types and sizes of new development each centre can better meet the needs of customers in complementary rather than competing ways. The new draft RSS does not fully reflect the need to have a policy hierarchy for different centres. Only Preston city centre is specifically named with the area.

Trading Performance of Centres

- 8.9 The government has identified key indicators for measuring centre trading performance such as the number of different retailers, the proportion of vacant street level property, pedestrian flows, the perception of safety, the state of the environment and customers' views.
- 8.10 Where there is evidence that there are centres in decline with, for example an increasing number of vacant shop units, it may be necessary to assess the scope for consolidating and strengthening those centres. This can be done by seeking to focus on a wider range of services, promoting diversification and improvements to the environment. Better use of existing land and buildings may be achieved by promoting and developing a specialist or new role and encouraging specific types of use in some centres.

Evening and Night-time Economy

- 8.13 Government guidance states that local planning authorities should prepare planning policies to help manage the evening and night-time economy of city and town centres. These policies should encourage a range of complementary evening and night-time uses which appeal to a wide range of age and social groups, ensuring that provision is made where appropriate for a variety of leisure and cultural activities.

- 8.14 If there is going to be support for a night-time economy, consideration needs to be given to the scale of developments and their likely impact, including the cumulative impact on the character and function of town centres, anti-social behaviour, crime and the amenity of nearby residents

Objective by 2021

To have a thriving city, town, district and local neighbourhood centres providing a full range of services and, collectively, the Central Lancashire City area will provide a viable alternative sub-regional shopping and leisure destination to Manchester and Liverpool.

Issue 8A – What policy hierarchy for centres is needed?

- a) Leave Preston as the only named centre where most retail, office and leisure development should go; or
- b) Identify a full range of city, town, district and local neighbourhood centres or
- c) Use some other approach?

Issue 8B – How should the number of vacant shops in our centres be reduced?

- a) Resist the loss of shops or other services to other uses; or
- b) Allow the loss of shops and services where it can be shown that there is no longer a demand for the unit; or
- c) Relax restrictions on the amount of non-retail uses allowed in some areas; or
- d) Allow more community uses; or
- e) Allow more office uses; or
- f) Allow residential uses; or
- g) A combination of the above
- h) Let market forces to determine the mix of uses in our centres; or
- i) Through some other approach?

Issue 8C – How can the City and Town Centres become attractive to a wider cross-section of people?

- a) Try to restrict further development of pubs and clubs in the city and town centres to discourage more alcohol-related uses; or
- b) Assess the potential for other non alcohol related leisure uses and identify city and town centre sites for such uses; or
- c) Improvements in lighting; or
- d) Increased partnerships with the police; or
- e) Designation of 'alcohol free zones' and specific 'drinking areas'; or
- f) A combination of the above; or
- g) By other means?

Issue 8d - How can the Core Strategy support the regeneration of town and district centres?

- a) identify sites for appropriate new town centre development; or
- b) restrict the amount of non retail uses in main shopping areas; or
- c) implement improvements to the physical environment; or
- d) encourage town centre living; or
- e) resist out of centre developments; or
- f) a combination of the above; or
- g) some other measure(s)?

CONCLUSION

Include how to comment, response form, what happens next.

This page is intentionally left blank

REPORT OF EXECUTIVE CABINET

GENERAL REPORT

1. The Executive Cabinet has met twice since the last ordinary Council meeting on 25 May and 29 June 2006. This report summarises briefly the principal matters considered at the meetings. Separate reports have been prepared in respect of the items which require Council decisions.

25 May 2006 meeting

Implementing E-Government (IEG) Statement No 6

2. The Executive Cabinet approved the Council's e-Government Statement 2006 for submission to the Government Office for the North West. The statutory return details the Council's progress in terms of the Government's defined Priority Outcome programme, the Best Value Performance Indicator (BVPI) for corporate electronic service delivery and efficiency targets.
3. The Statement confirmed that the Council had achieved the BVPI target of delivering 100% e-enabled services by 31 December 2005. Significant progress has also been made in the achievement of all other targets, particularly in relation to the achievement of 27 of the 29 required Priority Outcomes. Of the two outstanding outcomes, one is the responsibility of the County Council and the second is being considered with the Shared Services Contact Centre project.
4. In response to comments at the meeting, we accepted the need to review and revise the Council's website in order to simplify and encourage greater use and improve facilities for on-line transactions. The IEG Statement does, in fact, recognise that a redesigned website will be key to the delivery of the strategy.

Discretionary Housing Payments

5. The Director of Finance presented a report seeking endorsement of the procedures and criteria to be applied in relation to applications for Discretionary Housing Payments (DHP) in the light of amended Housing Benefit/Council Tax Benefit regulations.
6. The Discretionary Finance Assistance Regulations 2001 gives local authorities the discretion to make discretionary housing payments to claimants whose Housing/Council Tax Benefit is less than their full liability.
7. The policy that had been adopted by the Council allowed the disregard of the first £3,000 capital savings of claimants under 60 years of age and the first £6,000 capital savings of claimants over 60 years of age in the calculation of DHPs. The Executive Cabinet approved the revision of the policy by agreeing to disregard the first £3,000 of the capital savings of all claimants for Discretionary Housing Payments, irrespective of age, in the calculation of the payment. This will ensure that available grant monies are distributed equitably and that the scheme is applied consistently for all applicants.

Introduction of Bankruptcy, Charging Order and Winding Up Proceedings to recover large debts

8. The Executive Cabinet have authorised the introduction of bankruptcy, charging orders and winding up proceedings for the unpaid Council Tax, Business Rates and other large debts owed to the Council.

9. The recovery methods currently in use are deemed unsuitable and ineffective to recover arrears from a number of debtors, such as self-employed persons or unemployed persons not claiming relevant benefits. In these cases, the instigation of bankruptcy proceedings against debtors owing more than £750 or applications for a charging order against debtors owing in excess of £1,000 may be expedient.
10. We have also requested the other precepting authorities (ie Lancashire County Council, the Police Authority and the Lancashire Fire and Rescue Service) to contribute towards the costs of implementing the new draft recovery proceedings.

Human Resources Policies and Procedures - Flexitime Policy

11. The Executive Cabinet has agreed the implementation of a revised Flexi-time policy for Council employees on a six months trial basis.
12. Principally, the major changes established by the new modernised scheme will be to abolish core working time; alter the band width within which staff are allowed to work from 8.00am - 6.00pm to 8.00am - 7.00pm; and allow two days flexi leave to be taken in one four week period (subject to a maximum of 13 days per annum).
13. The new policy will be monitored through the measurement of reduction in staffs' time off in lieu, overtime and sickness absence and information on potential savings will be made available to Members at the conclusion of the trial period.

Regional and Sub-Regional Strategy - Update

14. We received a report of the Director of Development and Regeneration and endorsed, for submission to the Government Office for the North West in support of the joint Regional Spatial Strategy response, the Central Lancashire City Sub-Regional Strategy and the Central Lancashire City Vision, as the context for the delivery of the sustainable economic growth envisaged in the Borough Council's adopted Economic Regeneration Strategy.
15. The Central Lancashire City Sub-Regional Strategy has been commissioned by the Chorley, Preston and South Ribble Councils to provide a spatial framework to ensure that opportunities defined in the Central Lancashire City Vision are delivered alongside principles of sustainable development. The Strategy also aims to inform the development of regional spatial planning, economic development and housing policies, by developing strategic solutions to key issues and realising the potential for growth.
16. The Director's report also clarified how the Sub-Regional Strategy and City Vision are interlinked with and relates to the various other extant strategies and action plans that are linked to the draft Regional Spatial Strategy.
17. The strategic framework outlined for the sub-region will provide the context for Chorley Council's response to the consultation on the Regional Spatial Strategy. It has also provided the basis for collaboration with Preston and South Ribble Councils on the alignment of the three Councils' respective Local Development Framework Core Strategies and action plans.

Regional Spatial Strategy - Submitted Draft

18. The Director of Development and Regeneration presented a report and we endorsed the recommended draft response compiled jointly by the Chorley, Preston and South Ribble Councils to the revised draft Regional Spatial Strategy for submission to the Government Office for the North West.

19. The response from the Central Lancashire Authorities to the draft Regional Spatial Strategy requests, inter alia, the amendment of the policies and text of the Strategy to recognise the status of the Central Lancashire City area as a key location for sustainable economic growth that supports the wider Central Lancashire City Region.

29 June 2006 meeting

Overview and Scrutiny Annual Report, 2005/06

20. Councillor J Walker, the former Chair of the Overview and Scrutiny Committee, presented the Executive Cabinet with the Overview and Scrutiny Annual Report for 2005/06 which had been endorsed by the Overview and Scrutiny Committee at its last meeting.
21. We accepted the report which outlines and comments on the areas of work and scrutiny inquiries undertaken by the Committee and the three former Overview and Scrutiny Panels during the last municipal year.

Decriminalisation of Parking Enforcement - Scrutiny Inquiry

22. The Executive Cabinet approved and adopted the final report and recommendations of the former Customer Overview and Scrutiny Panel on its inquiry into the decriminalisation of parking enforcement.
23. The Cabinet Members and other Councillors present welcomed and commended the excellence of the report and its recommendations.

Future of Mental Health Services in Lancashire

24. The Council's views have been sought by 14 July 2006, by the Lancashire Joint Primary Care Trust on proposals for changes in the way mental health services are provided in Lancashire.
25. In essence, the proposals aim to improve and modernise mental health care services by closing and converting the 15 existing mental health specialist units across Lancashire and creating a new state-of-the-art mental health hospital unit on three sites in Central and West Lancashire, East Lancashire and the Fylde Coast. This will release funding to provide an improved care-in-the community service, supported by crisis support and respite services.
26. The consultation paper has been considered by both the Environment and Community Overview and Scrutiny Panel and the Overview and Scrutiny Committee at their last meetings.
27. After taking account of the views of both Overview and Scrutiny bodies and the opinions of Executive Members, the Executive Cabinet agreed to respond to the Lancashire Joint Primary Care Trust generally supporting the proposals to improve mental health services as proposed in the consultation document, provided that the following issues and concerns raised by Members are considered and addressed by the Trust:
 - the accessibility of the projected site for the new hospital to serve Central and West Lancashire;
 - the planned timetable for the provision of the new hospital units which will delay construction until 2011;
 - consideration of the possible development of a new mental health hospital unit on a suitable site in Chorley Borough; and
 - concern at plans to delay additional funding for the maintenance of the service currently provided by the Crisis Intervention Team.

Overview and Scrutiny Work Programme, 2006/07

28. We received a report of the Chief Executive enclosing the projected Overview and Scrutiny Work Programme for 2006/07 identifying the proposed areas of work to be undertaken by the Overview and Scrutiny Committee and its two associate Panels during the municipal year.
29. A revised work programme was circulated at meeting which reflected the Overview and Scrutiny Committee's endorsement of the programme and its prioritisation of the planned scrutiny inquiries to be undertaken by the Committee and the Panels over the next year, after having taken account of their linkage to the Corporate Strategy.

Revenue Outturn, 2005/06

30. The Executive Cabinet received a report of the Director of Finance on the provisional outturn figures for both the General Fund and Housing Revenue Account, including the Building Maintenance direct service, for the financial year 2005/06.
31. The report confirms that, overall, the General Fund budget targets have been achieved, with initial forecasts of overspends having been dealt with and anticipated levels of working balances maintained.
32. We agreed the recommendations for the slippage of £77,400 allocated for five identified schemes to the 2006/07 revenue budget, which will allow a further unallocated £83,600 to be utilised for the creation of two equalised reserve accounts for recycling contract bonus payments and net financing costs.

Revenue Budget 2006/07 - Monitoring

33. The Executive Cabinet received a report of the Director of Finance monitoring the current financial position of the Council in comparison with the budgetary and efficiency savings targets for 2006/07 in respect of the General Fund and the Housing Revenue Account.
34. We noted that progress has been made towards the achievement of the corporate savings target of £278,000 and the efficiency savings target of £60,000. Further savings will be pursued and we agreed:
 - to restrict the funding of additional expenditure from the contingency fund without the express permission of the Executive Leader;
 - the use of part of the £112,000 set aside in an Innovation Fund for promotional projects in the town centre;
 - the provisional Post Ballot Budget for Stock Transfer, subject to there being a positive vote and further clarification, together with an application for the requisite Section 25 consent.

Review of Council Insurances

35. We received a report of the Director of Finance advising us that, following a lengthy and vigorous assessment process, the Council's principal insurers, Zurich Municipal, had been re-appointed as the Council's insurers. It had been concluded that it would be inappropriate for the Council to pursue the self insurance, which will allow the release back to revenue of £147,000 allocated for the self insurance route.

External Funding Strategy for 2006 and beyond

36. The Executive Cabinet has approved for wider consultation with partner organisations a draft External Funding Strategy for 2006 and beyond.

37. Since the appointment of a dedicated Funding Officer in 2002, the Council has been successful in attracting grant offers totalling almost £750,000 which have assisted various public, private and voluntary sector organisations throughout the Borough.
38. The new draft strategy, however, envisages a wider perspective with fewer, more targeted funding applications for projects to be developed in partnership with two or more organisations. Whilst the Council's officers will continue to advise and assist local organisations to undertake their own research, the Funding Officer will be able to devote more capacity to strategic issues.

Performance Indicators, 2005/06 - End of Year Monitoring Report

39. The Executive Cabinet received and considered a statistical report prepared by the Head of Corporate and Policy Services monitoring the Council's performance during the year ended 31 March 2006 against the following key indicators:
 - Best Value Key Performance Indicators (KPIs) (National indicators measured against definitions issued by the Office of the Deputy Prime Minister);
 - Corporate KPIs (Indicators used to monitor the Corporate Plan);
 - Local KPIs (Locally defined indicators used to monitor performance).
40. The report clarified that, overall, the Council's performance in its achievement of key targets had been good, but pointed to a number of areas which require to be improved. In this context, we agreed a projected action plan of measures aimed at increasing the level of customer satisfaction in the shorter and longer term which had been circulated at the meeting by the Chief Executive.

Statement of Community Involvement - Inspector's Report and Adoption

41. We received a report of the Director of Development and Regeneration and approved for adoption the Statement of Community Involvement, following its amendment to take account of the Inspector's comments and minor alterations.
42. The Authority is required to produce the Statement, which set out the various ways and means of ensuring the engagement and involvement of organisations and the local community in the preparation of the Local Development Framework and in considering planning applications.

Buchanan Street, Chorley - Environmental Improvement Scheme

43. The Executive Cabinet considered a report of the Director of Streetscene, Neighbourhoods and Environment containing recommendations for the acquisition, disposal and management of land in the vicinity of Buchanan Street, Chorley.
44. The report recommended the pursuance of compulsory purchase procedures in respect of two identified parcels of land, which, if successful, would allow the execution of an environmental improvement scheme as a means of combating anti-social behaviour incidents in the area.
45. We agreed, in principle at this stage, to pursue the recommended actions, but gave delegated power to the Executive Members for Streetscene, Neighbourhoods & Environment and Resources to consider the financial implications of the proposals and determine ultimately whether or not to authorise implementation of the respective schemes.

Termination of Lancashire Highways Partnership - Financial and Legal Implications

46. The Executive Cabinet received a report of the Director of Streetscene, Neighbourhoods and Environment on the progress on completing arrangements upon the termination of the Lancashire Highways Partnership on 30 June 2006 that would ensure the continuation of services after the transfer of functions.
47. We agreed an arrangement whereby the Lancashire County Council will provide highways information to the Borough Council for Land Charges Searches, with the costs of the service being passed on to the search applicant.
48. The first draft of the residual agreement between the County Council and District Council requires significant amendment before it is acceptable to District Councils, Chorley Council has been tasked with seeking the revision of the draft agreement and the Director of Streetscene, Neighbourhoods and Environment has been authorised to conclude negotiations on the residual agreement with the Lancashire County Council, in consultation with the Executive Member for Streetscene, Neighbourhoods and Environment.
49. We also placed on record our appreciation of the commitment and services rendered to the Authority by the Highways and Traffic Management staff who will transfer to the Lancashire County Council upon the termination of the Lancashire Highways Partnership.

Streetscene, Neighbourhoods and Environment Directorate/Policy and Performance Directorate - Restructuring

50. Following consideration of respective confidential reports of the Director of Streetscene, Neighbourhoods and Environment and the Chief Executive to the 25 May and 29 June meetings, the Executive Cabinet has approved for consultation purposes proposals to revise both the middle management structure of the Streetscene, Neighbourhoods and Environment Directorate and the staffing structure of the Policy and Performance Directorate. The proposals are designed to provide a 'fit for purpose' structure in each Directorate.
51. Affected staff and trade unions will be consulted on the restructuring plans, with the outcome of the consultations being reported back to the Executive Cabinet.

Recommendation

52. The Council is recommended to note the report.

COUNCILLOR P GOLDSWORTHY
Executive Leader

AU

There are no background papers to this report.

REPORT OF THE DEVELOPMENT CONTROL COMMITTEE

GENERAL REPORT

1. Since the last Council meeting, the Development Control Committee has met three times, on 25 April 2006, 23 May 2006 and 20 June 2006. This report refers briefly to the more significant proposals that were considered at the meetings.

25 April 2006Planning application 06/00118/REMMAJ

2. The Committee considered the above reserved matters planning application for the erection of 45 dwellings with a mixture of 2 and 2.5 storey properties with associated garaging, roads and sewer works at Parcel H4, Off Euxton Lane, Euxton.
3. The application is one of a number of reserved matter applications at Buckshaw Village. Outline permission was granted at the site in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council (known as parcel H4).
4. After considering the information in the Officer's report, we decided to grant the reserved matters application.

Planning Application 06/00218/COU

5. We considered the above planning application for planning permission of a change of use from a 10 bed residential dwelling to a special needs day school at Roselyn, Wigan Road, Clayton-Le-Woods, Leyland.
6. The school would cater for 40 pupils although they would not be on site at the same time due to attendance at vocational colleges. There would be no external changes to the property and whilst a car parking area was proposed, it will be screened from public vantage points.
7. It was considered that the proposal would not harm the character and appearance of the street scene as the property and site will retain its residential appearance. With that in mind the Committee decided to grant full planning permission.

23 May 2006Planning Application 05/00688/FUL

8. We considered the above planning application for planning permission for the erection of changing facilities, spectator stands and fence to enclose existing football pitch at Charnock Richard Football Club, Land to West of Charter Lane, Charnock Richard.
9. In April 1996 planning permission was granted to change the use of an agricultural field at the corner of Charter Lane/Chorley Lane, Charnock Richard to be used as a cricket pitch, two football pitches and a car park. This application related to the land presently being used as the car parking area and one football pitch in the north west corner of the site.
10. The provision of opportunities for outdoor sport and outdoor recreation near urban areas is one of the objectives that the use of land in the Green Belt should aim to fulfil.
11. After careful consideration of the information in the officer's report, we decided to grant full planning permission.

Planning Application 06/00099/FUL

12. The Site Inspection Sub-Committee had visited and inspected the site of the above planning application to demolish an existing outdoor store/toilets and construct a Sunday school/meeting rooms/kitchen and toilet facilities at the Church Of The Blessed Virgin Mary, Towngate, Eccleston. They had submitted a report of their findings for the Development Control Committee to make a decision.
13. The developers were to use a sandstone that was in keeping with the Grade II listed church building and plan to use as much reclaimed red sandstone from the existing building as was possible. The Council's Conservation Officer reported that she was happy with the design and materials to be used on the development.
14. A number of Tree Preservation Orders have been placed on the trees leading up to the site to prevent the developers from destroying them in the process and the developers had promised to protect the surrounding graves.
15. After considering the information in the officer's report and listening to the views of the Ward Representative we decide to grant full planning permission.

20 June 2006

Planning Application 06/00423/FULMAJ

16. We considered the above planning application for planning permission for the refurbishment of an existing hostel and hotel to form 16 self

contained flats with office space and sleep over area at 1 & 3, Southport Road, Chorley.

17. 1 and 3 Southport Road are a pair of large Victorian semi detached houses located just outside the Chorley town centre as shown in the Local Plan. Stoneham Housing Association were granted permission for a 9 bed person hostel at no.1 in 1980 and no.3 was granted permission in 1988 as a guest house, but is now vacant. Stoneham purchased no.3 in June 2005.
18. Stoneham propose to expand the service provision currently provided at no.1 into no.3 to accommodate 16 ex-offenders. The service will be staffed on a 24 hour basis. The application stated that there will be a maximum of 4 staff members on site at any one time and residents are not car owners.
19. Improving services to ex-offenders was highlighted in the Council's Prevention of Homelessness Strategy 2003, and increasing the provision of accommodation for ex-offenders is a specific objective of the 2005 Housing Strategy.
20. After careful consideration of the information in the officer's report we decided to grant full planning permission.

Recommendation

21. The Council is recommended to note this report.

COUNCILLOR H HEATON
Chairman of the Development Control Committee

DS

There are no background papers to this report.

This page is intentionally left blank

REPORT OF STATUTORY LICENSING COMMITTEE AND THE LICENSING AND SAFETY COMMITTEE

1. This report sets out a brief summary of the main items considered at the meetings of the Statutory Licensing Committee and the Licensing and Safety Committee held on 7 June 2006.
2. This report also refers to the meetings of the Licensing and Safety Committee and Statutory Licensing Committees held on 5 April 2006 which were unable to be reported to the ordinary Council meeting held on 11 April 2006.

Statutory Licensing Committee - 5 April 2006

3. The Committee was requested to consider an application for the granting of a gaming machine permit under Section 34 of the Gaming Act 1968 for amusements with prizes machines to be installed in the premises known as "The Sir Henry Tate" in Cleveland Street.
4. We agreed to the permit subject to the machines being located in the position identified on the submitted layout plan and a final inspection of the premises by the Council's Officers and the Police.

Licensing and Safety Committee - 5 April 2006**Annual Review of Licence Fees**

5. We received a report of the Deputy Director of Legal Services reviewing the Hackney Carriage and Private Hire Drivers Licence fees charged by the Council and recommending adoption of a revised fee structure with effect from 1 April 2006.
- 6., We agreed the increase in fees which were in line with inflation.

Criteria for issue of additional Hackney Carriage Vehicles Licences

7. The Committee was requested to determine the criteria to be applied to the seven additional hackney carriage vehicle licences which the Committee had agreed to issue following consideration of an independent consultants' report into the demand for hackney carriage services in the Borough.
8. We agreed to the adoption of a number of mandatory and discretionary criteria in respect of the seven new hackney carriage vehicle and driver licences authorised for issue on 29 April 2005.

Licensing and Safety Committee - 20 April 2006**Application for licence for a House to House Collection**

9. The Committee was asked to reconsider an application for a licence under the House to House Collection Act 1939 to conduct a House to House collection in the Borough between 24 April and 13 May 2006, as it had been established that Members should have been made aware of facts that had not been included in the report when the Committee originally considered the item at its previous meeting on 5 April.
10. We agreed for the original decision to be rescinded and for the application to be granted.

Licensing and Safety Committee - 7 June 2006**Stretched Limousines - Exception to License Conditions Regarding Colour**

11. We considered a report bringing our attention to a problem that could arise regarding the licensing of stretched limousines.
12. The Committee had previously agreed that all hackney carriages must be white and all private hire vehicles must be any colour except white, to emphasise the difference between hackney carriage and private hire vehicles for the benefit of the users of these vehicles.
13. A problem had arisen requiring licensing a stretched limousine as the licence condition did not allow white private hire vehicles. Many of these limousines were supplied as white vehicles and it would be unreasonable to expect the owners to change the colour.
14. We agreed to amend the condition that private hire vehicles should not be white unless it was a stretched limousine or other similar vehicle that is acceptable for licensing as a private hire vehicle.

Vocational Training for Hackney/Private Hire Drivers

15. We received a report on discussions that had taken place with officers regarding the possible introduction of vocational training for drivers of hackney carriages and private hire vehicles.
16. The Disabled Persons Transport Advisory Committee had in its good practice guide 2003 emphasised the need for driver training for taxi drivers in dealing with disabled people.
17. Other Councils had already addressed this matter and had adopted different approaches.
18. Representatives of the Licensing Section of Chorley, Preston and South Ribble Councils had discussed with representatives from Runshaw College who had outline proposals for a vocational training course for new applicants for hackney and private hire drivers licence.
19. We requested a report to a future meeting giving details of other providers of driver training, comparisons with other local authorities and the costs to the taxi trade of such training.

Statutory Licensing Committee - 7 June 2006**Licensing Act 2003 - Membership of Statutory Licensing Sub-Committees A and B**

20. We were requested to determine the allocation of the membership of the Statutory Licensing Sub-Committees A and B in order to discharge functions under Sections 6 and 7 of the Licensing Act 2003. Membership of the Sub-committees each comprise of three members from the Statutory Licensing Committee.
21. We agreed that to retain the flexibility when arranging meetings of the Sub-Committee, the membership comprise of Councillor Mrs I Smith as Chair of Sub-Committee A and Councillor Edward Smith as Chair of Sub-Committee B and the remaining two members for each Sub-Committee to come from those Councillors of the Statutory Licensing Committee who are available to attend.

Arrangements for the Gambling Act 2005

22. We were informed and updated on arrangements for the Gambling Act 2005, indicating the planning timetable for its implementation.

Recommendation

23. The Council is recommended to note this report.

COUNCILLOR MRS I SMITH

Chairman of Licensing and Statutory Committee and the Statutory Licensing Committee

REPORT OF OVERVIEW AND SCRUTINY COMMITTEE AND PANELS

GENERAL REPORT

1. This report briefly summaries the business transacted at the Overview and Scrutiny Committee held on 27 June 2006, as well as a brief summary of the recent activities and matters discussed at meetings of the Corporate and Customer Overview and Scrutiny Panel and Environment and Community Overview and Scrutiny Panel.

Overview and Scrutiny Committee 27 June 2006

Executive Cabinet - 29 June 2006 - Items

2. As part of the revised scrutiny process, the items for consideration by the Executive Cabinet will be a regular agenda item for meetings of the Committee.
3. At its meeting on 29 June 2006, the Committee examined in detail the Executive Cabinet report entitled 'Draft Provisional Capital Outturn 2005/06 and 2006/07 Monitoring'. I raised the subject of the Capital Outturn 2005/06 overspending for the Town Hall Disabled Access and Refurbishment as well as the Housing Maintenance Capital Programme.
4. The Director of Finance explained that a review was currently taking place on the issues surrounding the Town Hall project and the possibility of receiving some of the costs from the contractor due to the delays.

Chorley Community Safety Partnership Alcohol Strategy

5. We received from the Director of Streetscene, Neighbourhoods and Environment a report enclosing the 'Chorley and South Ribble Alcohol Harm Reduction Strategy 2006'.
6. The Strategy has been the result of collaboration between Chorley Community Safety Partnership and the Chorley and South Ribble PCT.
7. The main concern highlighted in the Strategy was that of substance misuse with the document setting out the background to alcohol harm and the issues that required to be addressed. The action plan was required to be implemented by a number of agencies.
8. It was explained that Chorley and South Ribble PCT will take the lead with regard to the treatment and education section. Chorley Community Safety Partnership, through the Multi Action Problem Solving Team will take the lead with crime and disorder and working with the industry. Funding has been allocated for a secondment to take place where a Police Officer will implement the action plan within the area.
9. We welcomed David Herne from the Chorley and South Ribble Primary Care NHS Trust who gave a short presentation to the Committee, giving a summary of the key alcohol related public health issues and the attitude to alcohol use.
10. The Committee agreed to support the strategy and its introduction through the work of the MAPS team as well as the use of the Council's Licensing Liaison Panel in getting the message over to the licensing trade.

Future of Mental Health Services in Lancashire - Consultation

11. The Lancashire Joint Primary Care has requested the Council's views on prospects for changes in the way mental health services are provided in Lancashire.

12. A copy of the consultation document was received by Members. The Environment and Community Overview and Scrutiny Panel at its meeting on 8 June 2006 had initially received a presentation from the Chief Executive at Chorley and South Ribble Primary Care NHS Trust on the proposals and we received a brief summary and views of the Panel.
13. We supported the proposals but requested that a comment be submitted on accessibility for those attending the new mental health hospitals.

Decriminalisation of Parking Enforcement Scrutiny Inquiry

14. We received the final report from the Customer Overview and Scrutiny Panel on their investigation into the effectiveness of the Decriminalisation of Parking Enforcement.
15. The Committee had requested the Panel to carry out the inquiry and to assess the impact the introduction of the Parkwise Scheme had on residents, visitors, traders and businesses in Chorley and to identify any future improvements for customer service.
16. We agreed the Panel's recommendations before their submission to the Executive Cabinet for final approval.

Overview and Scrutiny Annual Report 2005/06

17. We received the third annual report on the work of the Overview and Scrutiny covering the period May 2005 to April 2006.
18. Overview and Scrutiny continues to improve with areas identified for action to improving the delivery of the Council's services.
19. The purpose of the document was to summarise the inquiries undertaken and activities of the Committee and its three Panels over the past year and to indicate the future work programme and initiatives to be pursued during 2006/07. The document was not intended to incorporate all of the recommendations contained in the respective inquiry reports however each Inquiry report and its recommendation are available for inspection either on the Council's website or on deposit.

Overview and Scrutiny Work Programme 2006/07

20. We received for approval the draft Work Programme for Overview and Scrutiny for the 2006/07 municipal year which identified the proposed areas of work to be undertaken by this Committee and the two newly established Panels. We determined the order of priority for the implementation of the proposed scrutiny inquiries with the first priority inquiry commencing at the next meeting of the Panels.
21. The following scrutiny inquiries were identified in the priority order are set out below:

Overview and Scrutiny Committee

- Job Evaluation
- The Council's current performance against the key lines of inquiry to be assessed by the Audit Commission during the Comprehensive Performance Assessment and Direction of Travel
- The effectiveness of the Community Safety Partnership in the delivery of reduced levels of crime within the Borough

Corporate and Customer Overview and Scrutiny Panel

- Contact Centre Efficiencies and Partnership with Lancashire County Council
- Gershon Efficiencies
- Staff Sickness Absences

Environment and Community Overview and Scrutiny Panel

- Neighbourhood Wardens
- Town Centre Strategy
- Inequalities in the Borough

Forward Plan

22. We received the Council's Forward Plan setting out the details of the key decisions which the Executive Cabinet, individual Executive Members and Officers were expected to take during the four month period 1 July 2006 to 31 October 2006.

Quarterly Performance Indicators 2005/06 End of Year Monitoring Report

23. The Committee received a monitoring report setting out performance against the Council's key and Best Value Performance Indicators for the year ending 31 March 2006.
24. The Performance Indicators fall into three main types of Corporate KPI's, Best Value KPI's and Local KPI's and related to the measuring of performance for each service unit. A number of service issues were raised by the Members.

Business Plan Monitoring Statement January to March 2006

25. We received the Business Plan Monitoring Statements report identifying the progress against the key actions included in Unit Business Plans for 2005/06 for Corporate and Policy Services.

Corporate and Customer Overview and Scrutiny Panel**Meeting held on 6 April 2006****Decriminalisation of Parking Enforcement Inquiry**

26. The Panel discussed the issues raised throughout the Inquiry with the Executive Member for Traffic and Transportation, Councillor D Gee.
27. In particular, the Panel discussed the recommendations to improve communication regarding Decriminalisation of Parking Enforcement with the public and to give further information to Blue Badge holders. An additional recommendation was discussed to support the ongoing trial use of a scooter to improve the service in rural areas.
28. It was noted that there were less incidents of people parking in a selfish manner and that the Parking Attendants had gained important experience since the implementation and were doing a good, but sometimes unpopular job for Chorley.
29. Councillor D Gee thanked the Panel for its work on the Inquiry and supported the recommendations. It was positive that other authorities had adopted some of the recommendations arising from the Inquiry, such as, the additional information leaflet for Blue Badge holders and the use of a sticker to highlight which side the Blue Badge should be displayed.

30. The Panel considered the draft final report and queried several points. A number of the recommendations were reworded, including regarding the inclusion of a question on any relevant surveys undertaken about Decriminalisation of Parking Enforcement, the use of mystery shoppers and a review of the Parking Attendant uniform.

Meeting held on 6 June 2006

Welcome by the Chair

31. Councillor G Russell welcomed Councillors and Officers to the first meeting of the Corporate and Customer Overview and Scrutiny Panel, in particular those Councillors recently elected to the Council.
32. Councillor Russell indicated that the remit of the Panel would include issues relating to the services provided by Customer, Democratic and Legal Services, Financial Services, Human Resources, Information, Communication Technology Services and Property Services.
33. A meeting of the Overview and Scrutiny Chairs would be held on 8 June to discuss the Overview and Scrutiny work programme. The outcome of the meeting would be considered at the meeting of the Overview and Scrutiny Committee to be held on 27 June and to the next Panel meeting to be held on 8 July.

Complaints Monitoring Report Sept 2005 - March 2006

34. The Panel received a report detailing those complaints referred to the Chief Executive during the period September 2005 and March 2006. The Corporate and Policy Services Unit investigated the complaints on behalf of the Chief Executive.
35. It was clarified that a separate report detailing complaints to the Local Government Ombudsman would be presented to a future meeting of the Panel and that the report did not include complaints made to Service Directorates. Any complaints of a racial nature were dealt with at Chief Executive level.

Business Plan Monitoring Statements

36. The Panel received the Business Plan Monitoring Reports for the period January 2006 to March 2006 for Customer, Democratic and Office Support Services, Financial Services, Human Resources, Information, Communication Technology Services, Legal Services and Property Services. The Panel queried several points with the relevant Service Units Heads and thanked them for the updates.

Environment and Community Overview and Scrutiny Panel - 8 June 2006

Working Together to Improve Mental Health in Lancashire Consultation on Modernisation of Hospital Services

37. The Panel received a consultation document compiled by the Lancashire Joint Primary Care Trust requesting the authority to respond to their proposals by 14 July 2006.
38. The Chief Executive of the Chorley & South Ribble Primary Care Trust gave a presentation consulting and advising Members on the mental health public consultation. The Trust wanted to develop services that help and support people in their own homes and communities. Currently there are 15 special adult and older mental health service hospital sites across Lancashire which will be directly affected by the proposed changes. They are of various sizes and generally the buildings are of poor quality and inadequate. These will no longer be needed and it is proposed three new state of the art mental health hospitals will be built.

39. The Panel generally supported the proposals.

Business Plan Monitoring Statement January to March 2006

40. The Panel received the final quarterly updates of the Business Plan for the Environmental Services, Leisure and Cultural Services, Housing Services, Development and Regeneration Directorates and the Public Space Services Unit which fall within the remit and area of responsibility for the Panel.
41. Members raised issues in particular the impact on staff of the new restructuring of the Environmental Services, the number of missed recycling collections, housing stock transfer and the activities of the Neighbourhood Warden Services.
42. The Panel requested that the Neighbourhood Wardens services including Neighbourhood Policing be included in any scrutiny work programme for the 2006/07 Municipal Year.

Recommendation

43. The Council is recommended to note this report.

COUNCILLOR D EDGERLEY
Chair of Overview and Scrutiny Committee

GKB

There are no background papers to this report.

This page is intentionally left blank

REPORT OF THE AUDIT COMMITTEE

GENERAL REPORT

1. This report gives a brief summary of the items discussed at the meeting of the Audit Committee held on 22 June 2006.

Role and functions of the Audit Committee

2. The Audit and Risk Manager gave a presentation to Members on the Role and Function of the Audit Committee, which highlighted:
 - The need to revise the structure and functions of the Audit Committee;
 - The importance of compliance with the new CIPFA guidance on best practice;
 - The need to establish a separation of functions between the Audit Committee and Executive/Scrutiny functions;
 - The role of the Audit Committee in overseeing the operation of the Councils overall corporate governance and internal control framework;
 - The need to avoid any duplication within the work programmes of the Audit Committee and the Overview and Scrutiny Committee.

Internal Audit Annual Report 2005/06

3. The Director of Finance submitted a report which summarised the work undertaken by the Internal Audit Service during 2005/06 financial year and gave an opinion on the adequacy and effectiveness of the control environment in the Council as a whole and individual services areas.
4. The report highlighted the following achievements and developments within the service:
 - Co-ordinating the Use of Resources/Value for Money self assessment exercises on behalf of the Council;
 - Charting all the major financial systems and evaluating key controls in accordance with the new International Standards of Auditing;
 - Overseeing the review of the system of internal control and producing the Statement on Internal Control;
 - Assisting with the establishment of the new Audit Committee arrangements;
 - Revising the processes and formats for producing risk registers;
 - Overseeing the process to renew the Council's insurances.

Statement of Internal Control

5. The Committee considered a report was submitted by the Corporate Governance Group on the statutory and other regulatory obligations now placed on the Council to continuously review its system of internal

control and to publish a Statement of Internal Control alongside its financial statements.

6. The approved Statement would need to be formally signed off by the Leader and Chief Executive and be submitted for External Audit.

External Audit and Inspection Plan

7. We received a report from the Audit Commission on the Audit and Inspection Plan of the Council. The plan set out the work programme that the Audit Commission proposed to undertake in 2006/07.
8. The plan had been drawn up from their risk-based approach to audit planning and reflected:
 - The Code of Audit Practice;
 - Audit and inspection work specified by the Audit Commission for 2006/07;
 - Our local risks and improvement priorities; and
 - Current national risks relevant to local circumstances.
9. The Audit Commission also advised the Committee of the current consultation on the likely methodology and envisaged timetable for future CPA assessments.

Ethical Governance Review

10. The Audit Commission submitted a report on setting high ethical standards and ethical governance. The report set out the scope and objectives of the audit, to be undertaken on ethical governance.
11. The Audit Commission will undertake a document review, hold interviews with Key Members and Officers and deliver a facilitated workshop to help Members and Officers on key issues.

Recommendation

13. The Council is recommended to note this report.

COUNCILLOR J WILSON
Chair of Audit Committee

DS

REPORT OF THE ACCOUNTS COMMITTEE

GENERAL REPORT

1. This report gives a brief summary of the items discussed at the meeting of the Accounts Committee held on 29 June 2006.

Final Accounts for 2005/06

2. We received the draft Annual accounts for 2005/06, which had been prepared in accordance with the Code of Practice on Local Government accounting to show the overall financial position of the Council., which comprised:

- Statement of Internal Control
- Consolidated Revenue Account
- Balance Sheet
- Liquidity Ratios
- Pension Liability
- Deferred Liabilities
- Housing Revenue Account
- Cashflow

3. Under the Consolidated Revenue Account, Members sought clarification as to the amount of money set aside for Job Evaluation. The Director of Finance confirmed that this amount was only intended for completion of the process and had not taken account of any subsequent financial implications from the results of the evaluation process.
4. Members also paid particular attention to the Pension Fund as to whether the situation was better or worse than last year. While the overall liability had reduced, mainly as a result of performance on the investment markets, there are plans to increase the employer's contributions to 16.8% over the next triennial period.
5. Concerns were expressed over the Repairs and Maintenance Trading Account deficit, whereby the Director of Finance explained that the impact of the stock transfer on productivity and the reduction in the Capital Programme, due to the inherent overspend had affected the trading account significantly.
6. The Director of Finance also reported that the reduction in the number of Council House Sales had had an impact on the Council's cashflow situation over this period.

Recommendation

7. The Council is recommended to note this report.

COUNCILLOR P GOLDSWORTHY
Chairman of the Accounts Committee

DS

There are no background papers to this report.

REPORT OF GENERAL PURPOSES COMMITTEE

GENERAL REPORT

1. The General Purposes Committee met on 7 June 2006 and this report summarises briefly the matters considered at the meeting.

Highways Act 1980 - Section 119 - Proposed Diversion of Footpath No 6 at Mawdesley

2. We received the report of the Deputy Director of Legal Services on a proposal presented to the Lancashire County Council to divert a length of Public Footpath No 6 which links Old Lane and Back Lane, Mawdesley.
3. The existing route of the footpath travels through the site of Cedar House Farm, which is to be developed into a craft centre. An application has been lodged, therefore, for the diversion of the footpath onto a route that will skirt around the southern and western boundaries of the site.
4. As the Council does not possess any direct information on either the public use of the footpath or land ownership in the area, we raised no objection to the diversion of a 203 metre length of the public footpath.

Wildlife and Countryside Act 1981 - Part III - Claim for Definitive Map Modification Order (Limbrick)

5. The Committee considered a report of the Deputy Director of Legal Services on a claim submitted to Lancashire County Council for the status of public footpath to be conferred on a path at Limbrick, Heath Charnock running from Dark Lane along the north bank of the River Yarrow through to Long Lane.
6. Several evidence of use forms alleging a long-standing and durable public usage of the footpath had been lodged with the County Council. The Borough Council does not possess any evidence to refute the claim and a member of the Committee did, in fact, refer to significant anecdotal evidence to support the claimed public usage of the route.
7. The Committee, therefore, raised no objection to the claim for public right of way status.

Wildlife and Countryside Act 1981 - Part III - Claim for Definitive Map Modification Order (Chorley)

8. The Deputy Director of Legal Services presented the Committee with a report on a claim lodged with the Lancashire County Council for the status of public footpath to be conferred on a small path running along the southern side of the reservoir to the east of the M61 motorway in the vicinity of the former Healey Works which linked the eastern section of Public Footpath No 16 to the western section of the public footpath. A number of evidence of use forms have been lodged with the County Council claiming a long-standing public usage of the route between the two public footpaths.
9. In addition, a further claim has been lodged for the conferral of public right of way status on a 'spur' path leading from the claimed path along the western and northern sides of the reservoir to reflect the alleged long-standing public usage of the scenic route.
10. The Council possesses no evidence to refute either claim, so, consequently the Committee raised no objection to the two claims.

Establishment of new Principal Officer Grades from P0.15 to PO.18

11. Following consideration of a report of the Director of Human Resources, the Committee agreed to establish four new Principal Officer salary grades from PO15 to PO18 to reflect the available NJC pay scales up to spinal column point 55.
12. The creation of the four new Principal Officer grades will allow a greater degree of flexibility in the appointment of Principal Officers and support the recruitment and retention of high calibre staff. The new grades will be awarded to appropriate Principal Officers whose responsibilities warrant the higher salaries without assimilating the posts on Chief Officers grades, whose maximum salaries would be greater than spinal column point 55, thus creating a long term financial saving.

Recommendation

13. The Council is recommended to note this report.

COUNCILLOR P GOLDSWORTHY
Executive Leader

AU

There are no background papers to this report.

REPORT OF CHIEF EXECUTIVE TO COUNCIL - 18 JULY 2006

AREA FORUM PILOTS - UPDATE REPORT

1. The three pilot area forums have all held their second meetings. Feedback from the public at all three sessions was very positive and there was a good attendance overall.

Coppull

2. The Coppull Area Forum was held on Tuesday, 13 June at the Royal British Legion Club, Coppull. Approximately 30 people attended the meeting.

Clayton-le-Woods North

3. The Clayton-le-Woods Area Forum as held on Wednesday, 21 June at the Clayton Brook Village Hall. Approximately 30 members of the public attended the meeting.

Lostock

4. The Lostock Area Forum was held on Thursday, 6 March at Bretherton. CE Endowed Primary School. Approximately 15 people attended.

Key Issues from the Public

5. A wide range of issues were raised by members of the public at all three meetings. They included the following:
 - Problems with the recycling containers
 - Street cleanliness following recycling collections
 - Lack of activities for teenagers
 - Juvenile nuisance
 - Under age drinking causing disturbance
 - Anti-social behaviour
 - Opening times for Astley Hall
 - Motorcyclists using open land
 - Traffic speeding and potential traffic calming schemes and more speed cameras
 - Dog fouling
 - Health services in local areas
 - Poor public transport in some areas
 - Reduced bus services recently
 - Funding required for local groups
 - More information required on the new concessionary fare scheme
 - Ambulance response times in rural areas

Neighbourhood Newsletters

6. Publicity leaflets were hand-delivered to each household in the three pilot areas for the first round of meetings held in February/March 2006. For the second round of meetings neighbourhood newsletters were produced and delivered to every household.

7. The newsletters included feedback on the first round of Pilot meetings and highlighted the details of the forthcoming meeting. It also included details of activities for youngsters and an update on improvements to the recycling scheme. The 'You said, we did' feature gave direct feedback to issues raised at the previous meetings and contact lists to help local people contact the right people at the Council as well as in the community.

Next Steps

8. The third and final round of the Pilot Scheme meetings are planned for:

Coppull - 20 September
Clayton North - 12 October
Lostock - 8 September
9. Comprehensive evaluation of the pilot will take place following the completion of the final round of the meetings in October 2006.
10. The Area Forum Working Group will hold a meeting in September to receive details of the views expressed by the former Community Overview and Scrutiny Panel during the scrutiny inquiry and feedback from the meeting to be held with Partner organisations in early September. These findings should also inform the process of establishing new structures for neighbourhood engagement across the Borough. A report outlining these recommendations will be presented to Council in November/December 2006.

DONNA HALL
CHIEF EXECUTIVE

7 July 2006

There are no background papers to this report.