

AGENDA ITEM: 6(2)

SPECIAL EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE HELD: 5 JUNE 2008

Start: 8.00PM
Finish: 9.30pm

PRESENT:

Councillor Fowler (Chairman)
 Mrs. Atherley (Vice Chairman)

Councillors	Baldock	Mawdsley
	Mrs. Blake	McKay
	Cotterill	Nolan
	Mrs. Evans	O'Toole
	Furey	Pope
	Gartside	Pratt
	Grice	Rice
	Griffiths	

Officers Executive Manager Housing and Property Maintenance Services
 Executive Manager Regeneration and Estates
 LDF Project Manager
 Procurement and Projects Manager
 Senior Planning Officer (PH)
 Legal Services Manager
 Senior Member Services Officer (SG)

1 APOLOGIES

There were no apologies for absence.

2 MEMBERSHIP OF THE COMMITTEE

In accordance with Council Procedure Rule 4, Members noted the termination of membership of Councillors Cropper, Vickers and G.M. Roberts and the appointment of Councillors Mrs. Atherley, Grice and Pratt for this meeting only, thereby giving effect to the wishes of the Political Groups.

3 URGENT BUSINESS, IF ANY, INTRODUCED BY THE CHAIRMAN

There were no items of urgent business.

SPECIAL EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE HELD: 5 JUNE 2008

4 DECLARATIONS OF INTEREST

The following declarations of interest were received:-

Item No.	Title	Councillor	Interest	Reason
7 & 8	Skelmersdale Town Centre Supplementary Planning Document and Masterplan Firbeck and Findon Issues – Skelmersdale Town Centre Re-development	Cotterill Furey Mawdsley Mckay Nolan Rice	Personal not prejudicial	Membership of West Lancashire Labour Group (consultee) Councillor Cotterill individual consultee

5 DECLARATIONS OF PARTY WHIP

There were no declarations of a party whip.

6 SKELMERSDALE TOWN CENTRE SUPPLEMENTARY PLANNING DOCUMENT AND MASTERPLAN

Consideration was given to the report of the Executive Manager Planning and Development Services as circulated and contained on pages 3 – 184 and 201 – 234 of the Book of Reports which sought the Committee's agreed comments for consideration by Cabinet at its meeting on 17 June 2008.

During a debate on this item Members raised questions/comments on the following items:-

- Rail link into Skelmersdale town centre
- Sports Centres remaining operational until opening of leisure centre
- Health Impact Assessment
- Schools consultation
- Location of Ecumenical Centre
- Further detail on phasing of developments
- Recommended delegations in respect of final changes/adoption of Skelmersdale Town Centre SPD
- Alternative arrangements if St. Modwen Developments were unable to proceed
- Greater involvement of Members in pre-planning process
- Presentation on Development Agreement

SPECIAL EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE HELD: 5 JUNE 2008

In response to questions the LDF Project Manager advised Members that although there was no timetable for implementation of a rail link to Skelmersdale town centre within the Merseyside Travel Plan, it would be continued to be pursued. He also indicated that an initial health impact assessment had been done on the draft masterplan and that there was no legal requirement for any further assessment to be undertaken. Concerning the sports centres, the Procurement and Projects Manager reported that Digmaor Sports Centre would remain open until the end of its useful life and that Nye Bevan Pool would stay open until the new leisure centre is open.

Regarding phasing of development the Procurement and Projects Manager indicated that the wet and dry leisure facility would be in the 1st phase and the intention is that the library and Ecumenical Centre will also be in the first phase, but this would be dependent upon the economic situation.

In relation to changes to wording, the LDF Project Manager undertook to circulate to Members of the Committee, for their information any agreed changes relating to biodiversity issues following discussions with the County Council. He further reported that there would be pre planning discussions with Members and public prior to the submission of the planning application.

RESOLVED: That the following comments be forwarded to Cabinet:-

- (A) that any new link road proposal should be demonstrated not to sever the important pedestrian thoroughfare from the Concourse Centre. (Chapter 7).
- (B) that the necessity for a rail link into Skelmersdale town centre be considered in keeping with the Merseyrail Travel Plan.
- (C) that Cabinet use its best efforts to maintain the provision of sports facilities during this development.
- (D) that a presentation on the Development Agreement be made to all Members of the Council.

7 FIRBECK & FINDON ISSUES - SKELMERSDALE TOWN CENTRE RE-DEVELOPMENT

Consideration was given to the above-mentioned report of the Executive Manager Housing and Property Maintenance Services as circulated and contained on pages 185 – 199 of the Book of Reports which sought the Committee's agreed comments for consideration by Cabinet at its meeting on 17 June 2008.

SPECIAL EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE HELD: 5 JUNE 2008

During a debate on this item Members raised questions/comments in relation to the following:-

- Definition of like for like accommodation
- Distribution of 10% low cost housing
- Impact of high density of housing in town centre
- Home loss payments
- Right to buy

The Executive Manager Housing and Property Maintenance Services reported that if demolition went ahead it was not the intention to offer re-housing on the basis of need it would be a two way process by way of dialogue with the residents and indicated that a further report would be presented to Cabinet.

In response to distribution of properties, the LDF Project Manager indicated that there should be a combination of house types and sizes of units to meet needs and that social housing would be spread over the different sites.

RESOLVED: That the report be noted.

.....
CHAIRMAN