



Morecambe Town Council

Morecambe Town Hall,
Marine Road
Morecambe
Lancashire
LA4 5AF

www.morecambe.gov.uk



8 May 2024

To: **Members of Morecambe Town Council - Cllr C Ainscough, Cllr J Ainscough, Cllr D Blacow, Cllr D Bottoms, Cllr L Bradbury, Cllr T Clarke, Cllr B Cooper, Cllr F Cooper, Cllr C Cozler, Cllr R Dennison, Cllr W Dixon, Cllr K Gee, Cllr J Goodrich, Cllr J Hanson, Cllr P Hart, Cllr C Kent, Cllr D Knight, Cllr G Knight, Cllr J Livermore, Cllr M Pattison, Cllr J Pilling, Cllr J Rogerson, Cllr J Slater, Cllr M Stenneken, Cllr R Walsh, Cllr D Whitaker.**

Dear Councillor,

Dated this eighth day of May 2024, you are hereby summoned to attend a meeting of Morecambe Town Council to be held at 19:00 on the sixteenth day of May 2024, to transact business listed in the agenda.

The meeting will be held in Morecambe Town Hall, Marine Road East, Morecambe, LA4 5AF to transact business on the agenda.

Note to Councillors:

If you are unable to attend the meeting, please notify the Proper Officer of your apologies.

Note to Public:

Electors of the town wishing to address the Council are advised to notify the Proper Officer before 10am on the day of the meeting. Permission to speak at the meeting will be at the discretion of the Chairman. Public participation session at a meeting shall not require response or debate and shall solely consist of matters relating to items on the agenda. If the representation made is considered outside the remit of Morecambe Town Council, electors will be referred to the principal authority or other appropriate body.

Your sincerely,

Mr Luke Trevaskis, CiLCA, PSLCC.
Chief Executive

Agenda

1. **Election of a Chairman** - to duly elect a Chairman for the 2024-2025 Civic Year.
2. **Election of a Vice Chairman** - to duly elect a Vice Chairman for the 2024-2025 Civic Year.
3. **Apologies** - to receive apologies for absence and consider any reasons for acceptance.
([Local Government Act 1972, Section 85](#))
4. **Declarations** - to record any declared interests relating to the business of the meeting and receive any dispensation requests from the Proper Officer.
([Localism Act 2011, Section 31](#))

5. **Minutes** - to approve the minutes of the last meeting.

(Local Government Act 1972, Section 111)

6. **Public Participation** - to receive representations from electors that have requested to speak by 10am regarding a matter on the agenda.

(Morecambe Town Council Standing Orders - Sections 1d-1l)

Note: any electors addressing the Council must not exceed a three minute time limit.

7. **Frontierland Project Board** - to consider the invitation from Lancaster City Council to nominate a member of Morecambe Town Council to join the Frontierland Project Board that is directing the production of the procurement brief to secure a development partner for the site. Members should note that any representative will need to represent the views of the Council (as approved) as oppose to any independent views held by individual members and/or political groups.

8. **Parking** - to note the concerns of members regarding motor home parking along the Promenade and to note Lancaster City Council has recently consulted on a draft parking strategy for Lancaster City Centre. Members have requested that the Town Council consider writing to the Leader and Chief Executive of Lancaster City Council to see if there are any proposals for a revised parking strategy for Morecambe which may include sufficient spaces for motor homes to park.

9. **Planning Application 24/00460/FUL** - to note the concerns of members regarding Planning Application 24/00460/FUL (55-57 Alexandra Road) and consider the below objection.

DRAFT OBJECTION TO 24/00460/FUL

"On behalf of Morecambe Town Council, I am writing to formally object to the proposed conversion of 55-57 Alexandra Road into a 10-bedroom House of Multiple Occupancy (HMO). Following concerns from residents of Morecambe, I wish to highlight several significant concerns regarding this proposed development.

1. **Parking Issues:** *The conversion of a family home into a 10-bedroom HMO will inevitably lead to an increase in the number of residents, resulting in a surge in vehicles requiring parking space. Morecambe is already experiencing strain on parking availability, and this development would exacerbate the problem. The insufficient provision of parking spaces for tenants and visitors could lead to congestion on residential streets, impeding access for emergency vehicles and inconveniencing existing residents.*
2. **Noise Pollution:** *The proposed HMO conversion raises legitimate concerns about increased noise levels in the vicinity. With a higher density of occupants, there is a greater likelihood of disturbances, particularly during evenings and weekends. This could significantly disrupt the tranquility of the neighbourhood and negatively impact the quality of life for existing residents.*
3. **Loss of Family Homes:** *Converting a family home into an HMO contributes to the erosion of the traditional family housing stock in Morecambe. This trend undermines the diversity and cohesion of the community, as it diminishes the availability of housing suitable for families. Preserving family homes is essential for maintaining the social fabric of the area and providing stable living environments for families.*
4. **Pressure on Waste Disposal Services:** *The proposed HMO conversion would impose additional pressure on waste disposal services in the area. With more occupants generating waste, there is a risk of overflowing bins, littering, and strain on collection schedules. This could lead to hygiene concerns and environmental degradation, detracting from the overall attractiveness of the neighbourhood.*
5. **Potential for Anti-Social Behaviour:** *Introducing a large HMO into a residential area raises concerns about potential anti-social behaviour. The transient nature of HMO tenants, combined with overcrowding, can sometimes result in disturbances, vandalism, and other forms of anti-social behaviour. This poses a threat to the safety and well-being of both residents and the broader community.*

These objections align with the principles outlined in the National Planning Policy Framework (NPPF), which emphasises the importance of sustainable development that respects the character and amenity of existing communities. The proposed HMO conversion fails to meet these criteria and represents a departure from sound planning principles.

In conclusion, I urge the Planning Authority to reject the application for the conversion of 55-57 Alexandra Road into a 10-bedroom HMO. This development is not in the best interests of the local community and would have detrimental effects on parking, noise levels, housing diversity, waste disposal services, and anti-social behaviour.

Thank you for considering the above objections."

10. **Standing Orders** - to consider the Standing Orders and agree any amends.
11. **Financial Regulations** - to note that the Model Financial Regulations document produced by NALC is currently being reviewed and is due to be circulated in the next month or so. Once received, the Finance and Governance Committee will review the current Financial Regulations and discuss any recommended amends prior to presentation to full council at a future meeting.
12. **Committees** - to consider the Terms of Reference and membership of each committee, appointing a member to sit as the Chairperson of each Committee.

Finance and Governance Committee

Grants Committee

Festivals and Events Committee

Planning and Regeneration Committee

Environment Committee

Personnel Committee

13. External Audit 2022-2023 - Response to Elector Challenges

(Accounts and Audit Regulations 2015)

To consider the draft responses to the challenge correspondence raised by an objector to the FY2223 accounts, review the proposed responses, and agree to accept the document in full following the recommendation of the Finance and Governance Committee which reviewed the document at its meeting held on 30 April 2024.

14. Meeting Calendar

To consider and agree the meeting calendar for Civic Year 2024-2025.

Thursday 20 June 2024
Thursday 19 September 2024
Thursday 17 October 2024
Thursday 21 November 2024
Thursday 16 January 2025
Thursday 20 February 2025
Thursday 20 March 2025
Thursday 17 April 2025

15. Exclusion of the Press and Public

(Public Bodies (Admission to Meetings) Act 1960 - Section 1)

The Council is recommended to pass the following recommendation in relation to the following items:

“That, in accordance with Section 1 of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for the following business, on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons arising from the nature of that business or of the proceedings.”

16. Central Government Grant - Community Ownership Grant

To receive an update on progress since the last meeting, noting that a further meeting will be required to consider any final submission to the fund, following community engagement.