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Date: 3rd July 2015

**TO: ALL MEMBERS OF THE PLANNING
COMMITTEE**

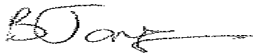
Our Ref:
Your Ref:
Direct Line: (01253) 477212
Email: bernadette.jarvis@blackpool.gov.uk

Dear Member

Meeting of the Planning Committee on 7th July 2015

Please find attached the update note in respect of the meeting of the Planning Committee on 7th July 2015.

Yours sincerely



On behalf of the Head of Democratic Governance

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Planning Committee:

7 July 2015

Planning Application Reports – Update Notes

Listed below are changes to the planning reports made as a result of additional information received since the publication of the agenda for this meeting.

Case: Year:	Address:	Update:
15/0235	352-358 LYTHAM ROAD, BLACKPOOL, FY4 1DW	<p>A letter of objection from Gordon Marsden MP is appended to the update note for Members' consideration.</p> <p>Amended plans have been received which address officers concerns:</p> <p>The alterations include the following items:</p> <ul style="list-style-type: none"> • The fencing to the north and south boundaries are to be reduced to 1.5 metres generally, and 1 metre where they are forward of the adjacent properties. • The fencing to the west (Lytham Road) boundary has been removed and replaced by a low sawn oak kickrail adjacent an area of ground cover planting (cotoneaster). • The signage has been re-orientated to face Lytham Road. • A litter bin has been added adjacent to the pedestrian access. • A bench has been added adjacent to Lytham Road. • The pedestrian route within the car parking area has been extended and increased in width to 1800mm. This will be delineated with surface painting. • An additional tariff board will be added adjacent to the ticket machines. • The number of accessible bays has been increased to 3 in number. • A barrier rail has been added to the eastern

		<p>side of the proposed parking area.</p> <p>The description of the development has been amended to reflect the changes: "Erection of 3 x 10 metre high lighting and CCTV columns; construction of a 1.5 m high timber fence to north and south boundaries and low kick rail with landscaping to the Lytham Road boundary and use of land as altered as a car park for 50 vehicles for a temporary period of five years. "</p> <p>An additional condition is proposed: The use of the land as a car park shall not operate outside the hours of 08:00 hours and 20:00 hours on any day.</p> <p>Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016.</p> <p>The proposal is now considered acceptable and a recommendation for approval is appropriate, with an additional condition requiring the concrete bollards at the back edge of the footway to be removed.</p>
14/0635	397-399 PROMENADE	<p>Condition 2 is amended to:</p> <p>The commercial unit at ground floor level premises shall be used as a restaurant (within Class A3) and for no other purpose (including any other purpose within Class A of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)).</p> <p>Reason: In the interests of safeguarding the character and function of this section of the Promenade and to safeguard the residential amenities of future occupants of the site and nearby neighbours in accordance with Policies RR7, BH3, BH11 and BH17 of the Blackpool Local Plan 2001-2016.</p>
14/0862	176 QUEENS PROMENADE	<p>Additional condition- The demolition of the existing building shall not take place until the recommendations contained in the submitted Arbtch Preliminary Roost Assessment have been discharged and written confirmation has been provided to the Local Planning Authority.</p> <p>Reason- To ensure that the site has been fully investigated with regards to potentially being occupied by roosting bats and any required remediation measures are carried out in</p>

		<p>accordance with Policies LQ1 and NE6 of the Blackpool Local Plan 2001-2016.</p> <p>Amendments to conditions 9 and 10- Off-site highway works to include the widening of the Queens Promenade vehicle access to 5 metres and a strengthening of footways where the vehicle access points are to take vehicle loadings.</p> <p>Amendment to the Construction Management Plan condition to include reference to demolition works.</p>
15/0242	MCDONALDS RESTAURANTS LTD, CHERRY TREE ROAD NORTH	<p>A petition of objection on the grounds of added noise, anti-social behaviour, litter and extra traffic has been received from 86 local residents. The majority of objectors reside in close proximity to the application site i.e. Dove Tree Court, Devona Avenue, Kumara Crescent, Radworth Crescent, Cherry Tree Road (and North) and Newhouse Road.</p>

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GORDON MARSDEN MP
Labour Member of Parliament for Blackpool South

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PLANNING DEPARTMENT	
29 JUN 2015	
REPLY OFFICER	PG
FILE REF.	

Pippa Greenway
Senior Planner
Blackpool Council
PO Box 17
Corporation Street
Blackpool FY1 1LZ

Our Ref: ROWL01008/01150043

26 June 2015

Dear Pippa

Re: Proposed Lighting/CCTV and use of land as Car Park 352-358 Lytham Road (15/0235)

Following your kindly forwarding me details of the above application in response to concerns raised with me by constituents, I am responding with my comments.

I have studied carefully the application details, as well as the written observations of Mr Rowland at 360a Lytham Road and from 315-319 Lytham Road, as well as photographs of the 'stockade' and CCTV that the applicants have erected. I am also in any case familiar with the stretch of Lytham Road in question, as well as the general attempts to maintain and improve the area, which I think are germane to the context in which this application is being considered.

I do not generally comment in detail on individual applications such as this one, which I accept continues an existing use of the land. But having read Mr Rowland's observations which I thought were reasonable and proportionate, I find myself completely in sympathy with them. In my view the size and visibility of the development with its 'compound' appearance is grossly disproportionate and out of kilter, as Mr Rowland observes, with the character of the neighbourhood. 'Ugly' and 'intimidating' are I know subjective terms but in this case, they are ones that come to mind when considering what is proposed.

I thought the comments Mr Rowland made about light and noise pollution and the impact this will have on nearby residents were entirely reasonable as were his observations on traffic flow. He is also right in my view to draw attention to the potentially negative impact of a development of this size and character on the initiatives, both by local businesses, council officers and ward councillors, to improve the stretch between this end of Lytham Road to Waterloo Road. It might also have negative consequences, as has been observed, on the usage of the Council's own car parks and revenues derived from them.



I also note that the works which have been carried out so far have been done without any planning permission - yet they are already having a negative impact on the amenity usage of Mr Rowland and his neighbours. I happen to believe as a general principle that rewarding unauthorised works with subsequent planning permission sets a very bad example, unless there were exceptional and urgent reasons for them to have been undertaken before the application was considered by the Council's development committee.

I cannot see that there were in this case, and when added to the other points observed here I believe there is ample reason for the application as submitted to be refused, which I would urge it should be.

I am sorry for the slight delay in response to your original timeline but if and when this application goes to committee for decision on 7 July, I would be grateful if you would circulate it to all the members of it.

My thanks again to you for your assistance.

Yours sincerely

A large black rectangular redaction box covering the signature of Gordon Marsden.

GORDON MARSDEN MP