

Public Document Pack

Dear Councillor

PLANNING COMMITTEE - TUESDAY, 6TH OCTOBER, 2015

Please find attached the Update Note and the Public Speakers List for the Tuesday, 6th October, 2015 meeting of the Planning Committee, forwarded to Members under separate cover.

Agenda No	Item
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8a	<u>Update Note</u> (Pages 1 - 10)
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Yours sincerely

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Planning Committee:

6 Oct 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:
14/0608	Units 21-25 Squires Gate Industrial Estate, Squires Gate Lane	<p>Reasons for conditions 5 and 9 should have reference to residential amenity removed</p> <p>The wording to conditions 10, 11 and 13 should be amended to read –</p> <ul style="list-style-type: none"> Condition 10: Within three months of the store opening for trading, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. Such travel plan shall include the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element. <p>The approved travel plan shall then be implemented in accordance with the approved timetable and shall continue to be implemented as long as any part of the development is occupied.</p> <ul style="list-style-type: none"> Condition 11: The single storey retail unit hereby approved shall only be used for food retail purposes with ancillary non-food goods and for no other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Condition 13: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 there shall be no change of use from retail within Class A1 as permitted at Condition 11 above without the prior written permission of the Local Planning Authority.

11/0314	Land at Whyndyke Farm, Preston New Road	<p>Final agreement on the wording of conditions is still to be reached between respective Councils although the matters to be covered by condition include the following. The list is not exhaustive and some topics are covered by several conditions:-</p> <ul style="list-style-type: none"> • Off-site highway, access road and junction works • Landscape protection and management • Construction development plan • Agreed phasing for the highway works • Provision of a bus service serving the development • Archaeological survey and resulting works • Agreement and provision of outdoor sports areas • Noise attenuation • Protection of species and habitats • Phasing and delivery of the development • Foul and surface water drainage details • Development to be carried out in accordance with Flood risk assessment • Limit on size of neighbourhood centres • Agreement and provision of the employment land infrastructure • Reserved matters to accord with the submitted Design Principles and Parameters Plan
15/0494	Site of former Yates Wine Lodge, 2-10 Talbot Road	<p>In response to the Police comments the agents have confirmed that the scheme will be designed to Secure by Design. Whitbread require the building be designed to a BREEAM Very Good standard and achieving Secure by Design is a requirement of this.</p> <p>Corrections to the agenda report - the ground floor will be occupied by Brewers Fayre and the height of the Town Hall is over 26.5m to the top of the parapet on the clock tower (hence the proposal is some 2.5 meters lower than the town hall)</p> <p>Economy/ Employment the value of the development is in the region of £7.1 million and visitor expenditure per annum is estimated to be worth £2.1 million. In terms of employment the development will generate 65 full time equivalent jobs and in excess of 100 jobs in total.</p>

		<p>Car Parking- the submitted Transport Statement sets out there are numerous public car parks within close proximity to serve the development and data suggests there is more than sufficient capacity to accommodate this development, particularly as peak parking for the hotel is in the evening</p> <p>Conditions 2, 3, and 7 have been revised in order to allow development to commence on site without requiring details relating to facing materials, surfacing materials and ventilation equipment to be submitted to and agreed in advance of development commencing.</p> <p>Some minor amendments have been made to the wording of Conditions 3, 5, 6, 7 and 8 have also been made to build in some flexibility and also to make the wording more specific to some of the submitted detail.</p> <p>Amended condition 4- Treatment of the ground floor windows to the Clifton Street and Talbot Road elevations shall be in accordance details to be submitted to and agreed in writing prior to the development hereby approved first being brought into use and shall be retained thereafter unless otherwise agreed in writing with the Local Planning Authority</p> <p>Amended condition 8- Within 6 months of the development first being occupied a detailed travel plan shall be submitted to the Local Planning Authority for written approval. The travel plan shall include the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element.</p> <p>Amended condition 15- Prior to the commencement of development details of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the first occupation of the building and maintained and managed in accordance with the approved details thereafter.</p> <p>Additional condition to list the approved plans</p> <p>Delete condition 9- relating to servicing arrangements as this is to be dealt with via a Section 106 legal agreement</p>
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15/0302	141-147 Abbey Road	Reasons for refusal to be amended to include reference to paras 17 and 17 of the National Planning Policy Framework and Policy CS7 of the Blackpool Local Plan : Part 1 – Core Strategy (Proposed Submission)
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**PLANNING COMMITTEE
6 OCTOBER 2015 – ORDER OF BUSINESS**

APPLICATION No/Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 5 14/0608 Officer's recommend: Approve the conditions to be attached to the application Pages 13 to 18	Erection of single storey retail food store (Use Class A1) with main pedestrian access from the Blackpool Retail Park, creation of vehicular access through from the Blackpool Retail Park to the Squires Gate Lane Industrial Estate, creation of 44 car parking spaces and associated servicing area and landscaping, following demolition of existing buildings. UNITS 21-25 SQUIRES GATE INDUSTRIAL ESTATE, SQUIRES GATE LANE, BLACKPOOL	INFORMATION FROM OFFICERS	
		OBJECTORS	
		APPLICANT/AGENT/SUPPORTER	Matthew Sobic (Agent)
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

**PLANNING COMMITTEE
6 OCTOBER 2015 – ORDER OF BUSINESS**

APPLICATION No/Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 6 Application 11/0314 Officer's recommend: Defer and Delegate Pages 19 to 54	Outline planning permission for the development of a maximum of 1,400 residential dwellings, 20 hectares of Class B2 general industrial/ Class B8 storage and distribution, Class D1 primary school, two local neighbourhood centres (Classes A1, A2/ A3), Class A4 drinking establishment, Class D1 health centre, Class D1 community building, vehicle access onto Preston New Road and Mythop Road with associated road infrastructure, car parking, public open space, sports pitches, allotments, the retention and improvement of natural habitats, watercourse, ponds, reed beds and hedgerows and landscape features. LAND AT WHYNDYKE FARM, PRESTON NEW ROAD	INFORMATION FROM OFFICERS	
		OBJECTORS	
		APPLICANT/AGENT/SUPPORTER	Alban Cassidy (Agent)
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

**PLANNING COMMITTEE
6 OCTOBER 2015 – ORDER OF BUSINESS**

APPLICATION No/Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
<p>Agenda Item 7</p> <p>Application 15/0494</p> <p>Officer's recommend: Defer and Delegate</p> <p>Pages 55 to 72</p>	<p>Erection of a 6 storey building to provide a public house/restaurant use and hotel reception at ground floor level, with hotel accommodation above comprising 150 en-suite bedrooms, with associated rooftop plant deck, ground level plant, yard and sub-station.</p>	<p>INFORMATION FROM OFFICERS</p>	
		<p>OBJECTORS</p>	<p>Joseph Boniface</p>
		<p>APPLICANT/AGENT/SUPPORTER</p>	<p>Helen Binns (Agent)</p>
		<p>WARD COUNCILLOR</p>	
	<p>SITE OF FORMER YATES BROS WINE LODGES PLC, 2-10 TALBOT ROAD, BLACKPOOL, FY1 1LF</p>	<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

**PLANNING COMMITTEE
6 OCTOBER 2015 – ORDER OF BUSINESS**

APPLICATION No/Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
<p>Page 8</p> <p>Agenda Item 8</p> <p>Officer's recommend: Refuse Planning Permission</p> <p>Pages 73 to 84</p>	<p>Internal and external works including the erection of 1.8m high wall to Squires Gate Lane boundary and use as altered as children's day nursery for up to 70 children.</p>	INFORMATION FROM OFFICERS	
		OBJECTORS	
		APPLICANT/AGENT/SUPPORTER	Peter Gaunt (Applicant)
		WARD COUNCILLOR	Councillor Cox
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	
141-147 ABBEY ROAD, BLACKPOOL, FY4 2PX			

**PLANNING COMMITTEE
6 OCTOBER 2015 – ORDER OF BUSINESS**

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