

# Public Document Pack

# Blackpool Council

6 June 2016

To: Councillors I Coleman, Critchley, Elmes, Hutton, Maycock, Stansfield and L Williams

## **PLANNING COMMITTEE**

### **Update Note and Public Speakers List**

Please find attached the Update Note and Public Speakers List for Tuesday, 7 June 2016 meeting of the Planning Committee.

Public Speakers and Update Note (Pages 1 - 10)

Yours sincerely

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7 June 2016
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## Planning Committee:

### 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:
16/0052	3 DUNES AVENUE	<p><b>The Head of Transportation</b> has commented: Nurseries such as this will generate traffic movements during the normal peak periods in the morning and afternoons, something which is expected as some parents will drop and collect children at these times with others doing the same at different times in the day. The use of the premises for a maximum of 25 children is unlikely to cause significant highway safety concerns on Dunes Avenue and as a result there are no traffic and highway reasons that would warrant refusal. On this basis, I am happy to support this proposal. I would recommend though that a limit of 25 children is placed via condition. Any further increases in the future will require a separate permission.</p> <p>Condition number 2 covers this limit.</p> <p><b>Amended condition 3</b> -The nursery shall not operate outside the hours of 08:00 hours to 18:00 hours Mondays to Fridays and not at all on Saturdays or Sundays or Bank Holidays</p> <p><b>Reason:</b> To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027</p> <p><b>Reasons for conditions</b> amended to refer to Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027</p>

16/0105	38 BANKS STREET	<p><b>The Head of Transportation</b>- no objections</p> <p>With reference to a number of other properties already managed and run by the <b>Ashley Foundation</b> Environmental Protection and Housing colleagues have confirmed that these other properties appear to be well managed and are done to a high standard, and they are not aware that there are any on-going issues with the properties.</p>
16/0193	647-655 NEW SOUTH PROMENADE AND HARROW PLACE	<p>Additional representations received from –</p> <p><b>Mr B Watmough 87 CLIFTON DRIVE, BLACKPOOL, FY4 1PH (Objects)</b></p> <p>Having just last week returned from Spain I am appalled at the proposal to build 113 flats at 2/8 Harrow Place, Blackpool. This is a residential area of the town with high rates and this building is bound to reduce local property values as well as depriving my house and others of light. The site has been an eyesore for the last few years along with other burnt out buildings reducing property values in general, I would like it to go on record that I very strongly object to this idiotic idea and hope that someone sees sense and refuses the applicant, someone needs to look at the parking problems that exist at the moment and to explain where all these vehicles belonging to 113 flats are going to park. Please show the residents some respect and refuse this request as it will be in the best interest of the house owners.</p> <p><b>Mr G Cunningham 10 Hebden Avenue, Blackpool, FY16NE (Supports)</b></p> <p>I wish to strongly support the application for planning on the corner of Harrow Place and New South Promenade it is just what Blackpool needs and it is much better to have two and three bedroom accommodations for people to buy than basic flats that would get rented out. We need something to show of Blackpool and put us back to how we were years ago. If they don't get the planning that is what will happen, we need something to show of Blackpool and it would create more jobs not more crime and that would probably happen if they don't get planning. I cannot understand why people would want to object to a lovely building which would be the first thing people would see coming into Blackpool.</p> <p>An amended plan has been received showing obscure</p>

		<p>glazing to the bottom half of the windows in the eastern elevation of the building and a privacy panel to the eastern end of the balcony at first floor level which is the nearest balcony to no 10 Harrow Place. Given the distances to the other balconies it is not considered that privacy panels are required. <b>Condition 15</b> is recommended to be amended as follows –</p> <p>Part of each of the windows in the eastern elevation of the building facing the boundaries of properties fronting Clifton Drive and Harrow Place shall be at all times obscure glazed and fixed permanently closed in accordance with a scheme to be agreed in writing with the Local Planning Authority. In addition a privacy panel shall be affixed to the eastern end of the first floor balcony (nearest to 10 Harrow Place) in accordance with a scheme to be agreed in writing with the Local Planning Authority. ( the principles of these are shown on dwg no JBA181-PL-024 Rev A)</p> <p>Reason: To safeguard the living conditions of the occupants of the neighbouring premises, in accordance with Policies BH3 and LQ4 of the Blackpool Local Plan 2001-2016.</p> <p>All reasons for the conditions should be amended to refer to the relevant policies of the Blackpool Local Plan Part 1 : Core Strategy 2012 -2027</p> <p>Additional comments have been received from <b>Mrs Storton of 10 Harrow Place</b></p> <p>Reiterates her concerns set out on pages 70 and 71 of the agenda and in particular –</p> <ol style="list-style-type: none"> <li>1) The lounge patio window of 10 Harrow Place directly facing the east wall of the proposed development lets direct evening sunlight into the lounge from 7pm approximately till sunset. Due to the extension on extension from the build line as described above, the lounge will no longer receive this light due to the obstruction caused by the extension casting a shadow. This is also true for garden/patio in front of the patio window.</li> </ol> <p style="text-align: center;"><b><i>This window was not part of the original property and has been added in the last few years</i></b></p> <ol style="list-style-type: none"> <li>2) 70% of the current view from the above patio window of the solarium, promenade, street, sky,</li> </ol>
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		<p>will be replaced by a view of the east wall of the proposed development. The resulting view will be of the sky only.</p> <p><b><i>As built the main orientation of the house is north and east facing. These views would be unaffected by the proposal. It is acknowledged that the view from the more recently side window would be affected</i></b></p> <p>3) The east wall of the proposed development directly in front of the above patio window will have 18 windows from the first floor up (currently non exist) will have a full unobstructed view of the lounge through the patio window as described above. This is also true for garden/patio in front of the patio window. A further 21 windows to the left of these 18 windows will have substantial views of the interior of the lounge and garden/patio. Effectively due to 8 apartments with these windows, there is high probability someone will always be in front of these windows resulting in NO privacy for the occupants of the above lounge/patio/garden. The 21 windows mentioned above will also have privacy issues by having views and looking down into 10 Harrow Place's kitchen. Could louvered window or opaque glass be used for all these windows?</p> <p><b><i>An amended plan has been received showing the obscure glazing of the bottom part of the windows in the eastern elevation of the proposed building</i></b></p> <p>4) The north side balconies nearest the alleyway all will have direct view of our lounge and garden opposite the patio doors as detailed directly and will represent another intrusion of privacy. These balconies will have direct view direct onto our front garden effectively making redundant the existing 6 foot hedge planted in order to gain such privacy for our garden in the summer months.</p> <p><b><i>The amended plan received also shows a privacy panel to the eastern end of the balcony at first floor level which is the nearest balcony to no 10 Harrow Place. Given the distances to the other balconies it is not considered that privacy panels are required</i></b></p>
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		<p>In addition in response to the paragraph above <b>Traffic/transportation issues on page 80</b> of the agenda Mrs Storton has commented –</p> <p>The oblique view will be from the front window. The patio window on the western side of my property will have a <b>PERPENDICULAR</b> view of 18 windows and an oblique view of a further 21 and there is a direct intrusion on privacy. In addition, as per BH3 and CS7 visual intrusion, overlooking, shading", the jutting out from the building line by 6.55 metres and 4.15 metres results in "70% of the current view from the above patio window", "the lounge will no longer receive this light due to the obstruction caused by the extension casting a shadow" in the evening.</p> <p><i>The reference to oblique view on page 80 is to the original windows on the north elevation of her property. It is acknowledged that there is a direct view between the more recently added side window to her property and the eastern elevation of the proposed building</i></p>
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APPLICATION No/Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
<b>Agenda Item 5</b>  <b>Application 16/0004</b>  <b>Officer's recommend:</b> Refuse  <b>Pages 19 to 38</b>	External alterations including replacement steps to the front, enclosure of the forecourts and dormer extension, erection of rear dormer, single storey rear extension and extraction flue to the rear, and use of ground and lower ground floors of 199 Promenade and lower ground floor of 201 Promenade as altered as a restaurant within Use Class A3; and use of the remainder of both properties as 11 self-contained holiday flats and manager's accommodation.  <b>199-201 PROMENADE, BLACKPOOL, FY1 5DL</b>	<b>INFORMATION FROM OFFICERS</b>	
		<b>OBJECTORS</b>	
		<b>APPLICANT/AGENT/SUPPORTER</b>	Mr Allen (Agent) Mrs Gallagher, applicant or Mr Gallagher, supporter
		<b>WARD COUNCILLOR</b>	
		<ul style="list-style-type: none"> <li>• <b>DEBATE BY COMMITTEE</b></li> <li>• <b>DECISION</b></li> </ul>	

APPLICATION No/Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
<p><b>Agenda Item 6</b></p> <p><b>Application 16/0052</b></p> <p><b>Officer's recommend:</b> Grant Permission</p> <p><b>Pages 39 to 48</b></p>	<p>Retrospective application for use of first floor as extension to the existing children's day nursery and to allow an additional 10 children i.e. 25 per session in total.</p> <p><b>3 DUNES AVENUE, BLACKPOOL, FY4 1PU</b></p>	<p><b>INFORMATION FROM OFFICERS</b></p>	
		<p><b>OBJECTORS</b></p>	
		<p><b>APPLICANT/AGENT/SUPPORTER</b></p>	<p>Ms Wright, Ms Lawson, Ms Stephenson and Ms Wills, supporters</p>
		<p><b>WARD COUNCILLOR</b></p>	
		<ul style="list-style-type: none"> <li>• <b>DEBATE BY COMMITTEE</b></li> <li>• <b>DECISION</b></li> </ul>	

APPLICATION No/Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
<p><b>Agenda Item 7</b></p> <p><b>Application 16/0105</b></p> <p><b>Officer's recommend:</b> Grant Permission</p> <p><b>Pages 49 to 62</b></p>	<p>External alterations to windows in side and rear elevations and use of premises as altered as three self-contained permanent flats with associated boundary walls and bike store, following demolition of single storey rear extension.</p> <p><b>38 BANKS STREET, BLACKPOOL, FY1 2AR</b></p>	<b>INFORMATION FROM OFFICERS</b>	
		<b>OBJECTORS</b>	Mr Mr Miller and Mr Lyall - public objectors
		<b>APPLICANT/AGENT/SUPPORTER</b>	
		<b>WARD COUNCILLOR</b>	
		<ul style="list-style-type: none"> <li>• <b>DEBATE BY COMMITTEE</b></li> <li>• <b>DECISION</b></li> </ul>	

APPLICATION No/Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
<b>Agenda Item 8</b>  <b>Application 16/0193</b>  <b>Officer's recommend:</b> Grant Permission  <b>Pages 63 to 94</b>	External alterations to include front extension and whole roof lift, balconies to Harrow Place and New South Promenade elevations and use of premises as altered as 113 self-contained permanent flats with associated car parking, bin store, boundary treatment and highway works.  <b>647-655 NEW SOUTH PROMENADE AND 2-8 HARROW PLACE, BLACKPOOL, FY4 1RP</b>	<b>INFORMATION FROM OFFICERS</b>	
		<b>OBJECTORS</b>	Mrs Harty, Miss Johnson and Ms Storton, public objectors
		<b>APPLICANT/AGENT/SUPPORTER</b>	Mr Cunningham, supporter
		<b>WARD COUNCILLOR</b>	
		<ul style="list-style-type: none"> <li>• <b>DEBATE BY COMMITTEE</b></li> <li>• <b>DECISION</b></li> </ul>	