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3 August 2018

To: Councillors I Coleman, Humphreys, Hutton, Jackson, O'Hara, Robertson BEM, D Scott and L Williams

PLANNING COMMITTEE

Update Note and Public Speakers List

Please find attached the Update Note and Public Speakers List for Tuesday, 14 August 2018 meeting of the Planning Committee.

[Update Note and Public Speakers List](#) (Pages 1 - 6)

Yours sincerely

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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:	Address:	Update:
Agenda Item 6	Planning applications and appeals performance	<p>In terms of the Government targets for performance on major and minor applications since 1 October 2016</p> <p>The figures are –</p> <p>Major Applications - 91% within 13 weeks or an agreed extension of time</p> <p>Minor Applications - 92% within 8 weeks or an agreed extension of time</p> <p>(TARGETS -Speed of major development decisions – 60% within 13 weeks or an agreed Extension of Time – for the period October 2016 to September 2018</p> <p>Speed of minor development decisions – 70% within 8 weeks or an agreed Extension of Time – for the period October 2016 to September 2018)</p> <p>The figures for July 2018 are</p> <p>Major Applications -100%</p> <p>Minor Applications – 100%</p>
18/0333	South Pier, Promenade, Blackpool	An email has been received from the applicants requesting deferral of the application as their agent is on holiday and cannot attend the meeting to put forward their case for the retention of the log flume ride
18/0077	Land adjacent to no. 27 Stockydale Road, Blackpool	The officer report was finalised and issued to Democratic Services on 02/08/18 in order for the meeting agenda to be prepared in accordance with standard timetables. The report stated that notice was served on the adjoining land owner at no. 23 Stockydale Road on 03/08/18. This information was included in the report in good faith on the advice of the applicant's agent.

		<p>On 03/08/18 the agent advised that the applicant refused to serve the notice referred to in the officer report. This is because the applicant does not believe that any encroachment would occur. As such, no notice has been served on the adjoining land-owner. The adjoining land-owner considers that formal notice should be served. The Council, in accordance with the precautionary principle, has recommended that notice be served but accepts that the ownership boundary is not clear. This is due to the presence of a hedgerow along the boundary. Whilst there is a fence within the hedgerow, it is unclear which feature marks the boundary of the site. The only way to resolve this issue would be through a detailed and independent topographic survey.</p> <p>As set out in the officer report, land-ownership is not a valid planning consideration. In this case, the adjoining owner at no. 23 Stockydale Road was advised that the application had been submitted to the Council on 14/02/18. This neighbour has therefore been aware of the proposal for longer than the requisite 21 day period that would have accompanied any notice served by the applicant. As such, it is felt that the adjoining neighbour has not been unduly compromised by the applicant's failure to serve legal notice. On this basis, and as land-ownership is not a valid planning consideration, it has not been considered reasonable to require independent legal resolution of the issue prior to determination.</p> <p>The grant of planning permission does not confer any rights of access or development on third party land. If this dispute between the applicant and the adjoining land-owner persists, it would have to be resolved privately before any development could commence.</p> <p>Condition 18 to be amended as follows:</p> <p>No development shall be commenced on site before:</p> <p>(a) a detailed scheme of off-site highway improvement works has been submitted to and agreed in writing by the Local Planning Authority. This scheme shall include;</p> <ul style="list-style-type: none"> • the provision of pedestrian footpath links to the existing pavements on Stockydale Road to the south; • the upgrade and widening of the carriageway <u>including associated drainage works.</u> • the removal and relocation of any street-lighting columns affected by the works.
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		<ul style="list-style-type: none"> • <u>All necessary works to Utility Apparatus.</u> <p>(b) the scheme agreed pursuant to part (a) of this condition has been implemented in full and in full accordance with the approved details.</p> <p>Reason: In the interests of highway safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.</p> <p>Condition 20 to be amended as follows:</p> <p>(a) No construction of the <u>flat-block properties</u> hereby approved shall commence until details of the proposed bin store have been submitted to and agreed in writing by the Local Planning Authority.</p> <p>(b) The bin storage agreed pursuant to part (a) of this condition shall be provided before any of the <u>units properties</u> hereby approved are first occupied and shall thereafter be retained and maintained as such.</p> <p>Reason: In the interests of the appearance of the locality and the amenities of residents, in accordance with the provisions of Policies LQ14 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.</p> <p>Seven additional representations have been received from nos. 20, 23, 30 and 38 Stockydale Road; no. 1 New Hall Lane; no. 14 Dunes Avenue; and no. 7 Moor View Close in Cumbria. These do not raise any new issues to those considered in the officer report.</p> <p>The representation from no. 23 again contends that the development would encroach on his land. As discussed in the report, land ownership issues are not a valid planning consideration. It is also claimed that the position of the hedgerow and garage to no. 23 are not shown correctly but the plan submitted would appear to correlate with the positions of these features as viewed on Google aerial photographs.</p>
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AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 8 Application 18/0333 Officer's recommend: Defer (note amended recommendation) Pages 35 to 58	Retention of log flume ride on land to the north of the pier SOUTH PIER, PROMENADE, BLACKPOOL, FY4 1BB	INFORMATION FROM OFFICERS	
		OBJECTORS	Mr Nick Laister, RPS, on behalf of Blackpool Pleasure Beach
		APPLICANT/AGENT/SUPPORTER	
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

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APPLICATION No/Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 9 Application 18/0077 Officer's recommend: Defer for Delegation Pages 59 to 86	Erection of four detached dwellinghouses, two with integral garages and two with detached garages, with associated landscaping and access from Stockydale Road.	INFORMATION FROM OFFICERS	
		OBJECTORS	Ms Christine Baron – public objector
		APPLICANT/AGENT/SUPPORTER	Mr Joseph Boniface, agent
		WARD COUNCILLOR	
	LAND ADJACENT 27 STOCKYDALE ROAD, BLACKPOOL, FY4 5HP	<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	