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Blackpool Council

30 November 2018

To: Councillors D Coleman, Humphreys, Hutton, Jackson, O'Hara, Stansfield, L Williams and T Williams

PLANNING COMMITTEE

Update Note and Public Speakers List

Please find attached the Update Note and Public Speakers List for Tuesday, 11 December 2018 meeting of the Planning Committee.

Agenda No	Item
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	<u>Update Note and Public Speakers List</u> (Pages 1 - 14)
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Yours sincerely

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Blackpool Council

Planning Committee:

11 December 2018

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 5	Planning Applications and Appeals performance	The figures for November 2018 are MAJORS 100% and MINORS 100%
18/0653	Former Silverdale Guest House, 75 Palatine Road	<p>A request has been received to defer the application on the basis of discussions taking place with the College around the need for student accommodation. The applicant has been aware from the outset that the demonstration of need for additional student accommodation is an important requisite in justifying the application. An extension of time has been agreed to give the applicant time to resolve the issue but there does not appear to be any evidence of need at the present time. The applicant could benefit from a free go in terms of another application should an evidence of need emerge in the next 6 months</p> <p>An additional letter of objection has been received from –</p> <p>Mr Ian White 38 HULL ROAD, BLACKPOOL, FY1 4QB (Objects)</p> <p>The Palatine Road Area of the Holiday Zone has for a number of years been subject to consideration to leave the "protected holiday area" with significant mixed feelings from different groups of residents. As such the Park Road end of Palatine Road supports a number of different property uses</p> <p>I have read the comments made and I am satisfied that</p>

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Updated:

		<p>there is a significant case to refuse this application. Primary concerns are due to the saturation of existing student accommodation. There is also a failure to provide documented support for this application from the nearby college/university campus. Further to that I would seriously suggest the costs of renovation as holiday flats would be comparable to the costs to make student accommodation.</p> <p>There is one objection on the grounds of existing antisocial behaviour of students. The risk of more ASB grows as more students are squeezed into a confined area. The applicant has already suggested the only way to make the development pay would be to get as many students as possible. Not only raising the issue of ASB from inconsiderate behaviour but also the amount of rubbish produced, etc. Then with the already highlighted lack of students there will be financial pressures to take other types of tenants something which would be unacceptable. Leading to the potential to become a DSS, HMO by back door methods</p> <p>As I understand it the application is a request for a section 254 House of Multiple Occupancy dressed up under the proviso of Student Accommodation. If passed there will be absolutely no restrictions to prevent it becoming an HMO for other types of clientele, even if such restrictions were added.</p> <p>Having read the SATPLAN Document REF: SAT157/Silverdale Guest House, Palatine Road, Blackpool/Cover letter/18-09-18 On page 5 of the document you will see the comments "Submitted as part of this application is a Surveyor's Report, dated July 2018, undertaken by independent property surveyors Duxbury's Commercial. "</p> <p>I am significantly concerned about this statement as page 30 of 42 in the surveyors report dated 20th September an email from Martin Smith, Clover Design sent to Alan Morton the surveyor at Duxbury's clearly states:- "Please can you provide a quote to carry out a report on the above property, similar to the one you carried out at Hornby Road, Blackpool....."</p> <p>These two statements contradict each other significantly. How can a report be considered independent when specifics were asked for, worse still was the fact many including myself found the Hornby Road report seriously flawed.</p>
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Updated:

		<p>Needless to say I and many others complained resulting in Blackpool Council looking to review the way applications for holiday accommodations conversions are considered.</p> <p>Knowing the area well, I would have little complaint to the property being taken out of the holiday accommodation stock, where an appropriate application was made. The most appropriate that could be considered would be a single family dwelling. Again there are contradictory statements made. The report suggests no parking facilities, however it reports part of the defective ground floor extensions that need demolishing was once a garage. More over the plans show there is good access to the rear of the property via a communal alley way.</p> <p>I would also suggest the potential for Mr Alan Morton, Duxbury's to have acted on the specific request of Mr Martin Smith, Clover Design to direct the arguments of his report to only one end, that of student accommodation. As I see it, there are arguments for non viability as a hotel/guest house, holiday flats, both added at a later date yet no cost justification for student accommodation.</p> <p>In the report Mr Morton refers to a property in Reads Avenue suggesting similarities. Having spoken to the property owner, he states the costs suggested do not reflect actual costs in his experience. Despite the figures referred to by Mr Morton being industry accepted figures, it may be appropriate for the source of the reference to be declared.</p> <p>Further to the non viability as holiday accommodation, there are a number of current appropriate uses that do not get referred to:-</p> <p>I would also add the fact that many guest houses trade on a room only basis so the costs of catering equipment is far from an essential cost, this would also remove the costs of stocking a bar as you need to provide meals to have a bar.</p> <p>There is also the option to run the property as a single dwelling holiday let using the likes of Air B and B</p>
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<p>18/0669</p>	<p>Brentwood House, Midgeland Road, Marton</p>	<p>The agent has WITHDRAWN the application.</p>
<p>18/0736</p>	<p>Land at Langdale Road</p>	<p>Consultation responses have been received from the following –</p> <p>Blackpool Services, Contaminated Land</p> <p>Historically the land formed part of a brick works from the late 1930's until the late 1950's. A Phase 1 desk study is requested in order to establish if there is a significant likelihood of significant harm. If the Phase 1 shows there to be a significant likelihood of significant harm then this is to be followed up with a Phase 2 report, testing if there are exceedances within the ground conditions. If the Phase 2 shows that there are elevated levels of contaminants a remediation strategy is to be produced and provided to Environmental Protection, no works are to commence until Environmental Protection have approved the remediation. On completion of works a validation report is to be undertaken and provided to Environmental Protection.</p> <p>Within recent years the land has had a number of traveller encampments on it, therefore care should be taken when carrying out excavation works around the boundary as there were a number of fires and waste was deposited in the borders.</p> <p>United Utilities Plc (Water)</p> <p>With regard to the above development proposal, United Utilities Water Limited ('United Utilities') wishes to provide the following comments.</p> <p>Drainage Conditions</p> <p>In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. We request the following drainage conditions are attached to any subsequent approval to reflect this approach:</p> <p>Foul Water</p> <p>Condition 1</p> <p>Foul and surface water shall be drained on separate systems.</p>

		<p>Reason: To secure proper drainage and to manage the risk of flooding and pollution.</p> <p>Surface Water</p> <p>Condition 2</p> <p>Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. (The surface water drainage scheme must be in accordance with the Non-Statutory</p> <p>Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/s.</p> <p>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.</p> <p>Drainage Comments</p> <p>A public sewer crosses this site and we may not permit building over it. We will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.</p> <p>Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice</p>
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		<p>regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.</p> <p>For schemes of 10 or more units and other major development, we recommend the Local Planning Authority consults with the Lead Local Flood Authority regarding the exact wording of any condition. You may find the below a useful example.</p> <p>Example condition</p> <p>Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:</p> <ul style="list-style-type: none"> a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a management company; and b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. <p>The development shall subsequently be completed, maintained and managed in accordance with the approved plan.</p> <p>Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.</p> <p>Please note, United Utilities cannot provide comment on the design, management and maintenance of an asset that is not in our ownership and therefore should the suggested condition be included in the Decision Notice, we will not be involved in discharging this condition.</p> <p>Water Comments</p> <p>If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.</p> <p>Head of Highways and Traffic Management</p> <p>Having been involved in pre-application discussions I am aware of the proposal in sufficient detail.</p>
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18/0156	411 Midgeland Road	<p>systems. Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with the provisions of the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027</p> <p>Additional condition –</p> <p>The forecourt to the building on the site shall not be used for the parking of cars or other vehicles</p> <p>Reason : To safeguard the visual amenities of the area and the amenities of the occupiers of adjoining properties in accordance with Policy CS7 of the Blackpool Local Plan Part 1 : Core Strategy 2012-2027 Policies LQ1, LQ2 and BH3 of the Blackpool Local Plan 2001-2016</p>
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