

Blackpool Council

To: Councillors Baker, D Coleman, Hobson, Hugo, O'Hara, Owen, Robertson BEM, Stansfield and L Williams

PLANNING COMMITTEE

UPDATE NOTE AND PUBLIC SPEAKERS LIST

12a UPDATE NOTE AND PUBLIC SPEAKERS LIST

(Pages 1 - 12)

This page is intentionally left blank

Blackpool Council

Planning Committee:

2 nd July 2019

Planning Application Reports – Update Note

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:
19/0149	Site of Anchorsholme Methodist Church, North Drive	<p>Amendments to the wording of condition 6. It should read as follows:-</p> <p>No goods shall be stored or displayed for sale other than within the building shown on the approved plan.</p> <p>Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027</p> <p>Additional condition:-</p> <p>The retail premises hereby approved shall be used for food retail (with ancillary non-food goods) only and for no other purpose (including any other purpose within Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) (as amended).</p> <p>Reason: To safeguard the vitality and viability of Blackpool Town Centre in accordance with Policy CS4 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.</p>
19/0168	442 Midgeland Road	<p>Since the officer report was submitted for inclusion in the agenda, an ecological appraisal has been submitted in respect of the site. This has been prepared by a suitably qualified and experienced ecologist in accordance with an appropriate methodology.</p> <p>The development proposed is not expected to detrimentally</p>

		<p>impact upon the conservation values of the Ribble and Alt Estuaries SPA or RAMSAR site or the SSSI. The site consists of grassland and some hedgerows/trees. None of the hedgerows qualify as 'important' under the Hedgerow Regulations. A number of different habitat types are identified but they are not considered to be of conservation importance.</p> <p>The mature trees have intrinsic value. No plant species of conservation concern were recorded. There is an invasive species on site and this should be removed if permission for development were granted. Bats and great crested newts have been considered separately.</p> <p>The site is considered to be unsuitable for badgers and no evidence of badger use was identified. As such, development of the site is unlikely to be of significance to this species. The grassland provides good foraging habitat for hedgehogs and so precautionary measures and ecological enhancement features would be recommended if permission were granted.</p> <p>Reptiles are considered to be unlikely to be present and so no mitigation is recommended. The site is favourable for common toads and so mitigation is recommended during construction to protect this species. Enhancement for invertebrates is also recommended. Birds may nest on the site during the nesting season and so mitigation would be necessary to avoid harm if works to the vegetation were carried out during this time.</p> <p>Were the Committee minded to grant planning permission for the development proposed, it would be appropriate for conditions to be imposed that would require the mitigation measures to be followed and to require a scheme of ecological enhancement to be agreed. Otherwise no detrimental impacts on biodiversity are anticipated and so it is recommended that the fourth reason for refusal be removed.</p> <p>It is understood that the applicant has circulated a letter to the Members of the Committee and a copy has been appended to this update note. It is considered that the officer report adequately addresses all of the points raised and so no further comment is offered.</p>
19/0172	Marton Mere Holiday Village Caravan Park	<p>Condition 2 requires that the management plan to be agreed is followed at all times when the caravan park is operational. The applicant has advised that the holiday park closes between 1st December and 1st March and that, in accordance</p>

		<p>with the wording of this condition, the pathway around the perimeter would not be managed during this time. As part of the agreement of the management plan it would be possible to ensure that a review and any necessary repair works were carried out prior to this closure. As such, this is considered to be acceptable.</p>
--	--	--

This page is intentionally left blank

Marton Moss. Indeed it is hoped that it would afford the opportunity for some older residents in larger homes in the locality to be able to downsize [or 'right size' as property analysts have now called it, and thus bringing forward the opportunity for some larger family homes to be brought back into occupation for family groups or individuals and thereby negating some of the need for new family housing to be built in the locality. We have tried to engage with the Chairman of the Marton Moss Neighbourhood Forum but it is noted that the views on the agenda paper are those of individuals and not that of the Forum, which is unfortunate.

Most people over 65 are still of an age where they see care homes as the final option for them in respect of housing and ultimately care. Therefore it is not surprising that studies undertaken by YouGov and property experts Knight Frank identify that one third of people in the over 65 retirement age bracket [approximately 3.5 million] would like to consider the opportunity to 'right size' into specialist retirement housing, and at either side of that choice is to stay put in an existing family home or await to eventually enter a care home if there is a supply of places. But there is not the ready available supply of retirement housing and of the right quality and nature. Many in making the choice to 'right size' in living in their own dwellings and having the income to be able to make that move wish their 'right' move to be to be able to still own their own front door and pleasant grounds to live in. They would also prefer to purchase properties as this has been the way of living for the older sector in regards to security of tenure, but opportunities are limited with renting easily outnumbering purchase in terms of supply, where there is such a supply. Since the turn of the century the older population has continued to grow yet as few as 5,500 retirement developments have been built - a considerable reduction since its peak of the late 1980's thirty years ago. There is nothing specifically in the current National Planning Policy Framework 2019 to specifically support the provision of older persons housing, but neither is there anything against it. This sector therefore faces very limited options in securing development designed and built for them but proactive Council's, hopefully Blackpool can be included here, can seize the day by supporting an initiative of this nature. The crux of the current national housing crisis is that insufficient homes have been built nationally across the whole housing market, but insufficient credence has been given to the opportunities presented by 'right-sizing' in being able to release family homes back into the market and by building more smaller homes for the older sector at greater densities on available under utilised sites, and that is what the proposed redevelopment of the site of Brentwood House offers.

With regard to the reasons of refusal put forward, and some of the text in the officers' report, the following comments are offered:

Firstly upon the strategic policy argument AND visual impact in reason 1, the Marton Moss Neighbourhood Plan has not been adopted and its current status is limited and can carry no weight. Policy NE2, 'Countryside Areas', is considered to be out of date. Policy CS2 supports specific housing needs and accepts windfall sites coming forward where there is no such housing allocation. GOAL 1 is similarly proactive and would support new residences for older people coming forward. There are already a number of buildings on the site in a fragmented form & little harm would accrue from what is proposed. The hedgerow loss referred to is the least dense hedgerow area along the Midgeland Road frontage and has been a domestic hedge rather than field hedge. A new mature hedge would be planted at a splay at the back of the visibility splay. There would only be one single access to the site, with the Kitty Lane access closed other than as an emergency access.

Upon reason 2, it is not considered the site proposals represent over intensive development. The site would be well landscaped and would offer opportunities and sitting in a pleasant environment either upon seated areas amidst the grassed portions of the site or in the formal squares, while the level of parking at 150% should more than adequately meet the needs of a persons downsizing in having no more than one vehicle per person or per couple.

Upon reason 3, why would a single storey development set behind established natural screen boundaries impact upon the street scene to Midgeland Road. As stated, 'design' is a reserved matter and can adequately address the requirements of the conservation area. The Neighbourhood Forum appear to accept development of what is an under-utilised site will come forward and the comments that have come forward appear to suggest starter homes or 'large houses with large gardens' would be more appropriate to the site - but surely not visually which is what the officers are concerned about with this proposal.

Upon reason 4, it is contended that this is not justified and that appropriate submissions have already been made to rule out any ecological harm from the undertaking of the development. The inclusion of this reason is unfortunate.

Finally the officers stress the lack of a level of sustainability in locating an older persons housing development on Marton Moss in a countryside area. Clearly though the locality is well populated already and particularly so within the area lying directly to the south in Fylde where a considerable amount of new homes have been or are being built - which is still relevant as much of that was formerly countryside area. The proposed development would not represent an isolated one in an otherwise largely undeveloped rural setting. There was until fairly recently a bus terminus at the corner of Midgeland Road / School Lane and this was there providing a local service that was lost through rationalisation & not because of a sustainability issue. In the case of the proposed development it has been shown that there is an opportunity to redevelop an existing residential site for the purposes of bringing forward housing for an age group of the community which would have a greater beneficial asset than a negative one purely by being located within a countryside area. Most people in the over 65 age group are not away from home all the time or coming and going - indeed to the contrary they have retired and will generally shop for convenience foods once weekly which can be undertaken at Morrisons or Tesco OR alternatively would have shopping delivered via online ordering. The need to live in the hub of an urban area is less critical to this sector of the population and the rural fringe of the Borough would be equally appealing to the residents of the site for walking.

The cleared site as a single planning unit would represent a brownfield, or previously developed, site that is currently under-utilised, and which is capable of delivering the nature of the development proposed without adverse impact upon the local environment. Indeed it is incumbent upon local authorities to refuse planning permission where the development does not make an efficient use of land - clearly that is not the case here. The opportunity to achieve a positive outcome for over 65's housing in the area ought not to be allowed to go begging here.

Thank you for taking the time to consider these points before making your decision.

Nigel Robinson

Application no. 19/0168 To: All Councillors of the Planning Committee
COMMITTEE MEETING 02/07/2019

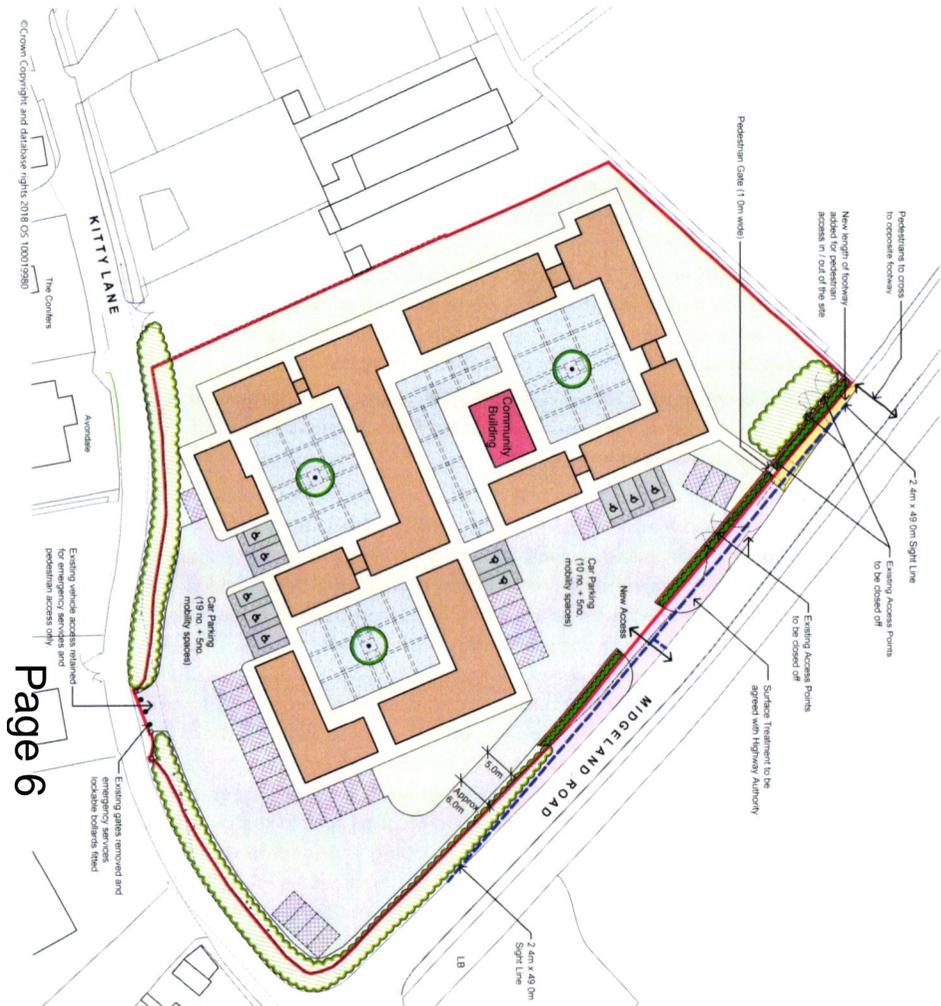
BRENTWOOD HOUSE, 442 MIDGELAND ROAD, MARTON
OUTLINE APPLICATION FOR THE ERECTION OF 19 NO. LINKED BUNGALOWS FOR THE OVER 65'S IN THREE HOUSING SQUARES TO REPLACE THE EXISTING DWELLING HOUSE ON SITE AND MULTIPLE OUTBUILDINGS SOME HAVING AN EXTANT, UNRESTRICTED PERMISSION FOR B1 OFFICE USE FROM A SEPARATE SITE ENTRANCE ON KITTY LANE.

Dear Councillor

You will now have received and hopefully have read your copy of your Committee Agenda for this upcoming meeting. This particular application is due for discussion as *Item 9* [from page 89 in the agenda]. Unfortunately I am unable to attend the meeting due to a current health issue & thus I make this submission to you in writing on behalf of Michael Porter, the applicant, in supporting his application proposals. It is felt that it is important to address here some of the officers' misconceptions about the delivery of the proposed development and argue against the reasons of refusal put forward. These matters in response must be addressed fully yet concisely in order to present a balanced case, and there can be no apology for writing at length on this. My full and detailed supporting submissions for the application though can be read on the Council's application web site under the application reference number, and it is hoped that you will cast your eye over these before the Committee meeting. Also attached will be the *indicative* site layout which can be altered to meet the planners requirements at the reserved matters stage while architectural design drawings reflecting the conservation area status of the site would also come forward. It is though contended that 19 retirements homes can be delivered upon the application site.

The proposals for the site were brought forward after very careful reconsideration to meet a specific need and void in the housing market, while in the form of single storey accommodation the proposed built development would be much less obtrusive upon the site. Housing an ageing population, and one living longer than previously, is in land use terms perhaps something that was not foreseen in planning policy, and represents a particular challenge. Retirement housing in general is seen as a specialist sector of the housing market which is often overlooked in not being differentiated from general housing, and its provision as 'later' homes should be regarded as just as important as starter homes. Smaller and single storey units can be applied at higher densities and utilising brownfield sites wherever possible.

Though the purpose of the Marton Moss, in protecting the character of the 'Moss' is accepted, it is not considered that the proposed development itself at Brentwood House carries potential harm to the subsequent future purpose of the Plan. To the contrary, the nature of the development as specialist housing accommodation, as opposed to general market family or starter home developments, would not be seen as a threat to planning for the future on



Page 6

KEY

- Development Plot Boundary (8153m²)
- Existing planting to be retained and pruned back internally
- Proposed Retirement Dwellings for over 65's (19 PLOTS)
- Proposed Mobility Parking Spaces (10no)
- Proposed Parking Spaces (23no)
- Hard surfaced areas - much as existing
- Formal square hard landscaping with feature planting
- Pathway/corridor around dwellings
- Proposed grassed areas with planting and seating areas
- Proposed mature hedge planned at 1.5m high
- Proposed 1.5m high wall

Scale: 1:500 @ A3
Date: June 2019
Revision: 05

Job Title: Planning Application
Land at Brentwood, Midgeland Road, Marton T14 SEE.
Client: Mr. M. Porter
Plan Title: INDICATIVE LAYOUT

Scale: 1:500 @ A3
Date: June 2019
Revision: 05

0 5 10 15 20 25m

**PLANNING COMMITTEE
2 JULY 2019 – ORDER OF BUSINESS**

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 7 Application 18/0122 Officer's recommend: Grant Pages 57 to 66	Installation of new shop front, internal alterations and use of premises as altered as a mixed travel agency (Use Class A1) and associated administration offices (Use class B1). 296-298 HIGHFIELD ROAD, BLACKPOOL, FY4 3JU	INFORMATION FROM OFFICERS	
		OBJECTORS	
		APPLICANT/AGENT/SUPPORTER	
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

**PLANNING COMMITTEE
2 JULY 2019 – ORDER OF BUSINESS**

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 10 Application 19/0172 Officer's recommend: Grant Pages 111 to 126	Retention of pedestrian footpath around the western perimeter of the extended holiday village MARTON MERE HOLIDAY VILLAGE, MYTHOP ROAD, BLACKPOOL, FY4 4EA	INFORMATION FROM OFFICERS	
		OBJECTORS	Mr John Longworth, member of the public
		APPLICANT/AGENT/SUPPORTER	Mr Nathan Matta, Agent
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

