

Blackpool Council

27 May 2016

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

The above members are requested to attend the:

PLANNING COMMITTEE

Tuesday, 7 June 2016 at 6.00 pm
in the Council Chamber, Town Hall, Blackpool FY1 1GB

A G E N D A

1 DECLARATIONS OF INTEREST

Members are asked to declare any interests in the items under consideration and in doing so state:

- (1) the type of interest concerned; and
- (2) the nature of the interest concerned

If any Member requires advice on declarations of interest, they are advised to contact the Head of Democratic Services in advance of the meeting.

2 MINUTES OF THE MEETING HELD ON 10 MAY 2016 (Pages 1 - 10)

To agree the minutes of the last meeting held on 10 May 2016 as a true and correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED (Pages 11 - 14)

The Committee will be requested to note the planning/enforcement appeals lodged and determined.

4 PLANNING ENFORCEMENT UPDATE REPORT (Pages 15 - 18)

The Committee will be asked to note the outcomes of the cases and approve the actions of the Service Manager – Public Protection.

5 PLANNING APPLICATION 16/0004 - 199-201 PROMENADE (Pages 19 - 38)

The Committee is requested to consider an application for planning permission, details of which are set out in the accompanying report.

6 PLANNING APPLICATION 16/0052 - 3 DUNES AVENUE (Pages 39 - 48)

The Committee is requested to consider an application for planning permission, details of which are set out in the accompanying report.

7 PLANNING APPLICATION 16/0105 - 38 BANKS STREET (Pages 49 - 62)

The Committee is requested to consider an application for planning permission, details of which are set out in the accompanying report.

8 PLANNING APPLICATION 16/0193 - 647-655 NEW SOUTH PROMENADE AND 2-8 HARROW PLACE (Pages 63 - 94)

The Committee is requested to consider an application for planning permission, details of which are set out in the accompanying report.

Venue information:

First floor meeting room (lift available), accessible toilets (ground floor), no-smoking building.

Other information:

For queries regarding this agenda please contact Bernadette Jarvis, Senior Democratic Services Adviser, Tel: (01253) 477212, e-mail bernadette.jarvis@blackpool.gov.uk

Copies of agendas and minutes of Council and committee meetings are available on the Council's website at www.blackpool.gov.uk.

Present:

Councillor L Williams (in the Chair)

Councillors

I Coleman
Critchley

Elmes
Hutton

Maycock
Stansfield

In Attendance:

Mr Lennox Beattie, Executive and Regulatory Support Manager

Mr Gary Johnston, Head of Development Management

Mr Latif Patel, Group Engineer Transportation

Mrs Carmel White, Chief Corporate Solicitor

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 5 APRIL 2016

The Committee considered the minutes of the last meeting of the Committee held on 5 April 2016.

Resolved:

That the minutes of the meeting held on 5 April 2016 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee considered the report of the Head of Development Management outlining planning and enforcement appeals lodged and determined.

The report outlined that the appeal in respect of 5 Penhill Close had been dismissed by the Planning Inspector and a copy of the decision dated 30 March 2016 had been included in the agenda.

The report also presented that two appeals had been submitted since the last meeting- one in respect of an Enforcement Notice served at 35 Maplewood Drive and one in respect of refusal of Planning Permission at Land Adjacent to Derryn, School Road.

Resolved:

To note the report of planning and enforcement appeals lodged and determined.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 10 MAY 2016

Background Papers:

Letters from the Planning Inspectorate dated 19 March 2016, 30 March 2016 and 6 April 2016

4 PLANNING ENFORCEMENT UPDATE REPORT

The Committee considered the report of the Service Manager Public Protection regarding planning enforcement activities within Blackpool during March 2016. The report outlined new cases received, cases resolved, cases closed during the period including those where no action had been appropriate and those where formal enforcement action including the issue of a Section 215 notice had been undertaken.

Resolved:

To note the outcomes of the cases set out below and to support the actions of the Service Manager, Public Protection Department, in authorising the notices set out in the report.

5 PLANNING APPLICATION 15/0451 - 585-593 PROMENADE AND 1 WIMBOURNE PLACE

The Committee considered Planning Application 15/0451 for the erection of part 5/part 7 storey block of 99 self-contained permanent flats with car parking for 84 vehicles, access and associated works following the demolition of existing hotels.

Mr Johnston (Head of Development Management) presented the report on the application. He emphasised the planning officers' view that the application was acceptable in principle and if members were minded to approve the application that this should be in principle with the final approval delegated to the Head of Development Management subject to the completion of a Section 106 agreement in relation to the payment of a commuted sum in lieu of on-site provision of 30% of the flats as affordable housing. Mr Johnston highlighted the update note were an additional condition had been proposed following the receipt of amended plans which now showed an acceptable transition between the proposed development and the remainder of the Crescent to the north and with the Ocean Bay Hotel to the north and showing the relationship to the remainder of the Crescent and to properties fronting Clifton Drive. Mr Johnston circulated a further email representation from the owner of the Ocean Bay Hotel to members and the applicant.

Mr Hyatt spoke in objection to the application and highlighted local residents' concerns about the size and scale of development and how it would integrate with existing buildings.

Mr Joyce, the agent for the applicant, spoke in support of the application and highlighted that the building would be a similar height to other developments nearby which had already received planning permission including the proposed Hampton by Hilton Hotel.

Members expressed concerns about the size, scale, intensity and design of the building and the inadequacy of car parking on site. They concluded that this application would

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 10 MAY 2016

impact negatively on the residential amenity of neighbouring properties and that these disbenefits were not outweighed by the advantages of the development.

Resolved:

That the application be refused for the grounds set out in the Appendix to the minutes.

Background Papers:

Applications, plans and replies to consultations on the application.

6 MOTION MOVED, SECONDED, VOTED UPON AND LOST

During consideration of the preceding item the following motion was moved, seconded, voted upon and lost:

That Planning Application 15/0451 be approved in principle with the final approval of the application delegated to the Head of Development Management subject to the completion of a satisfactory Section 106 agreement in relation to the completion of a Section 106 agreement in relation to the payment of a commuted sum in lieu of on-site provision of 30% of the flats as affordable housing.

The Planning Permission to be granted subject to following conditions:

1. i. Approval of the following details (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority:
 - Landscaping
 - ii. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- Reason i and ii: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority on 06 July 2015 including the following plans:

Location Plan stamped as received by the Council on 06 July 2015

Drawings numbered: A715/1d ,A715/2d, A715/3d, A715/4d, A715/5d, A715/6d, A715/7d, A715/8 (elevations x3), A715/9d, A715/10 and apartment plans x2.

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Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. Prior to the construction of any above ground structures details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority. The approved materials shall then be used as part of the development.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ4 of the Blackpool Local Plan 2001-2016.

4. Prior to the construction of any above ground structures details of the surfacing materials to be used in the construction of the development shall be submitted to and agreed in writing by the Local Planning Authority. The approved materials shall then be used as part of the development.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016.

5. The roof of the building shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason: To safeguard the amenities of the adjoining premises, to safeguard the visual amenities of the area in accordance with Policy LQ14 and BH3 of the Blackpool Local Plan 2001-2016.

6. The development authorised by this permission shall not begin until the Local Planning Authority has approved a scheme to secure the provision of or improvements to off site open space together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

NOTE – The development is of a scale to warrant a contribution of £66,908 towards the provision of or improvement to off site open space and management of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG 11. The Applicant(s) should contact the Council to arrange payment of the contribution.

7. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

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Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

8. Prior to the development hereby approved being first brought into use the refuse storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

9. Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

10. No development shall be commenced until a desk study has been undertaken and agreed in writing with the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on site contamination. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been agreed in writing with the Local Planning Authority. If remediation methods are then considered necessary, a scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the commencement of the development. Any changes to the approved scheme shall be agreed in writing with the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016.

11. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routing of construction traffic.

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The construction of the development shall then proceed in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016.

13. Before any of the approved flats are first occupied details of the boundary treatment to New South Promenade, Wimbourne Place and the back alley between Burlington Road West and Harrowside West shall be submitted to and agreed in writing by the Local Planning Authority. The agreed boundary treatment shall then be erected and shall thereafter be retained.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016.

14. No development approved by this permission shall be commenced until details of the finished floor levels of the proposed building and any alterations to existing land levels have been submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with the approved levels unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with Policy CS7 of the Blackpool Local Plan: Part 1 - Core Strategy and Policies LQ1, LQ2, LQ4 and BH3 of the Blackpool Local Plan 2001-2016.

15. Foul and surface water shall be drained on separate systems. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and

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managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with paragraphs 103 and 109 of the National Planning Policy Framework, Policy CS9 of the Blackpool Local Plan: Part 1 - Core Strategy and Policy BH4 of the Blackpool Local Plan 2001-2016.

16. All glazing to the eastern elevation of the two projecting rear wings of the building facing the rear boundaries of properties fronting Clifton Drive shall be at all times obscure glazed and fixed permanently closed.

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.

17. All windows to the elevations of the building shall be recessed behind the plane of the elevation in accordance with details to be submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ4 of the Blackpool Local Plan 2001-2016.

18. Before the development is commenced a lighting/security scheme for the car parking area at the rear of the building shall be submitted to and approved by the Local Planning Authority. The approved scheme shall then be implemented as part of the development and shall be retained as such.

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.

Chairman

(The meeting ended at 7.10 pm)

Any queries regarding these minutes, please contact:

Lennox Beattie Executive and Regulatory Manager

Tel: (01253) 477157

E-mail: lennox.beattie@blackpool.gov.uk

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Application Number 15/0451 - 585-593 Promenade and 1 Wimbourne Place, Blackpool

- Erection of part 5 /part 7 storey block of 99 self-contained permanent flats with car parking for 84 vehicles, access and associated works following demolition of existing hotels.

Decision: Refuse

Reasons:

1. The proposed development would represent an over intensive use of the site by virtue of its scale, the number of flats proposed and its mass. As such it would be out of character with the area in which the site is located and it would be detrimental to the amenities of residents in Clifton Drive. The proposed development would therefore be contrary to paragraph 17 of the National Planning Policy Framework, Policy CS7 of the Blackpool Local Plan: Part 1 - Core Strategy 2012-2027 and Policy BH3 of the Blackpool Local Plan 2001- 2016.
2. The proposed development would represent an over intensive use of the site in that there would be insufficient car parking spaces (84) to serve the proposed flats (99). This is likely to lead to additional on street car parking to the detriment of highway and pedestrian safety. As such the proposed development would be contrary to paragraph 17 of the National Planning Policy Framework and Policy AS1 of the Blackpool Local Plan 2001-2016.
3. ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 187)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case there are considered factors - conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan 2001-2016 and of the Blackpool Local Plan: Part 1 - Core Strategy 2012-2027 - which justify refusal

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Report to:	Planning Committee
Relevant Officer:	Gary Johnston, Head of Development Management
Date of Meeting	7 June 2016

PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

1.0 Purpose of the report:

1.1 The Committee is requested to note the planning and enforcement appeals lodged and determined.

2.0 Recommendation(s):

2.1 To note the report.

3.0 Reasons for recommendation(s):

3.1 To provide the Committee with a summary of planning appeals for information.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

3.4 None, the report is for information only.

4.0 Council Priority:

4.1 The relevant Council Priority is 'The economy: Maximising growth and opportunity across Blackpool'.

5.0 Background Information

5.1 Planning/Enforcement Appeals Determined

5.1.1 There have been no Planning/Enforcement Appeals determined since the last report to Committee.

5.2 Planning/Enforcement Appeals Lodged

5.2.1 7 Cookson Street, 7 and 7b Charles Street, Blackpool FY1 3ED (15 / 8657)

5.2.2 An appeal has been submitted by Miss T Wheeler against an Enforcement Notice served by the Council on 6 April 2016, in respect of the installation of externally mounted roller shutters, housing boxes and associated guides mounted to the Cookson Street and Charles Street elevations.

5.2.3 Unit 2 Back Threlfall Road, Blackpool (15/0502)

5.2.4 An appeal has been submitted by Mr T Mulligan against the Council's refusal of planning permission for the retention of first floor windows and use as altered on first floor as offices within Use Class B1.

5.3 Does the information submitted include any exempt information? No

5.4 List of Appendices:

5.5 None

6.0 Legal considerations:

6.1 None

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 None

10.0 Risk management considerations:

10.1 None

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 None

13.0 Background papers:

13.1 None

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Report to:	PLANNING COMMITTEE
Relevant Officer:	Tim Coglan, Service Manager, Public Protection
Date of Meeting:	7 June 2016

PLANNING ENFORCEMENT UPDATE

1.0 Purpose of the report:

1.1 The Committee is requested to consider the summary of planning enforcement activity within Blackpool, during April 2016.

2.0 Recommendation(s):

2.1 To note the outcomes of the cases set out below and to support the actions of the Service Manager, Public Protection Department, in authorising the notices set out below.

3.0 Reasons for recommendation(s):

3.1 The Committee is provided with a summary of planning enforcement activity for its information.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

Not applicable. The report is for noting only.

4.0 Council Priority:

4.1 The relevant Council Priority is 'Communities: Creating stronger communities and increasing resilience'.

5.0 Background Information

5.1 Cases

5.2 New cases

In total, 59 new cases were registered for investigation, compared to 73 received in April 2015.

5.3 Resolved cases

In April 2016, 24 cases were resolved by negotiation without recourse to formal action, compared with 16 in April 2015.

5.4 Closed cases

In total, 27 cases were closed during the month (46 in April 2015). These cases include those where there was no breach of planning control found, no action was appropriate (e.g. due to more effective action by other agencies, such as the police) or where it was considered not expedient to take action, such as due to the insignificant nature of the breach.

5.5 Formal enforcement notices / s215 notices / BCNs

- No enforcement notices authorised in April 2016 (none in April 2015);
- One s215 notice authorised in April 2016 (two in April 2015);
- No Breach of Condition notices authorised in April 2016 (none in April 2015)

- Two enforcement notices served in April 2016 (one in April 2015);
- Three s215 notices served in April 2016 (two in April 2015);
- No Breach of Condition notices served in April 2016 (none in April 2015);
- Two Community Protection notice served in April 2016

relating to those cases set out in the table below.

Enforcement notices / S215 notices authorised in April 2016

Ref	Address	Case	Dates
14/8438	22 Charles Street	Poor condition.	S215 notice authorised 26/04/2016.

Enforcement notices / S215 / CPNs notices served in April 2016

Ref	Address	Case	Dates
15/8657	7 Cookson Street	Unauthorised installation of externally mounted roller shutters, housing boxes and associated guides mounted to the Cookson Street and Charles Street elevations	Enforcement Notice issued 05/04/2016. Enforcement Notice held in abeyance as appeal lodged with Planning Inspectorate 09/05/2016.
14/8310	40 Kenilworth Gardens	Unauthorised erection of a rear dormer in conjunction with an approved two storey rear extension	Enforcement Notice issued 26/04/2016. Compliance due 07/09/2016 unless an appeal is lodged with the Planning Inspectorate by 07/06/2016.
14/8323	MFA Bowl, 76-84 Promenade and 29-37 Market Street	Poor condition	S215 Notice issued 28/04/2016. Compliance due 09/10/2016 unless an appeal is lodged with the Magistrate's Court by 09/06/2016.
14/8377	245 Central Drive	Poor condition	S215 Notice issued 05/04/2016. Compliance due 17/08/2016.
15/8404	351 North Drive	Poor condition	S215 Notice issued 05/04/2016. Compliance due 13/08/2016.
15/8498	17 Tyldesley Road	Poor condition	Community Protection Notice issued 07/04/2016. Compliance due 06/05/2016.
15/8347	6 Clevedon Road	Poor condition	Community Protection Notice issued 28/04/2016. Compliance due 27/05/2016.

- 5.6 Does the information submitted include any exempt information? No
- 5.7 **List of Appendices:**
- 5.8 None
- 6.0 **Legal considerations:**
- 6.1 None
- 7.0 **Human Resources considerations:**
- 7.1 None
- 8.0 **Equalities considerations:**
- 8.1 None
- 9.0 **Financial considerations:**
- 9.1 None
- 10.0 **Risk management considerations:**
- 10.1 None
- 11.0 **Ethical considerations:**
- 11.1 None
- 12.0 **Internal/ External Consultation undertaken:**
- 12.1 None
- 13.0 **Background papers:**
- 13.1 None

Agenda Item 5

COMMITTEE DATE: 07/06/2016

Application Reference: 16/0004

WARD: Bloomfield
DATE REGISTERED: 23/12/15
LOCAL PLAN ALLOCATION: Resort Core
Resort Neighbourhood
Defined Inner Area

APPLICATION TYPE: Full Planning Permission
APPLICANT: Mrs Gallagher

PROPOSAL: 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.

LOCATION: 199-201 PROMENADE, BLACKPOOL, FY1 5DL

Summary of Recommendation: Refuse

CASE OFFICER

Ms P Greenway

SUMMARY OF RECOMMENDATION

The proposal would not add to the vitality of the Main Holiday accommodation Promenade Frontage to the south of the application site and although it would be occupied by a restaurant, there has been no demonstration of why it has no viable future as holiday accommodation use; or what the "substantial" regeneration benefits are (presumably the previous 2014 approval was viable as no statement to the contrary has been made). There are no concerns that the cafe would impinge on the quality of stay for the proposed holiday flats above in terms of noise and disturbance, subject to adequate soundproofing. The Crewes Original Hotel (to the south) has habitable room windows within the front elevation, however the Head of Environmental Protection has no concerns as there is a small buffer between the café/restaurant forecourt and the Crewes Original Hotes. The lack of sympathetic treatment to the front elevation does nothing to enhance the character of this part of the Promenade even though the enclosure of the forecourts with brick boundary walls does help. The use of the lower ground floor of the premises as a restaurant/cafe conflicts with the aim of policies to consolidate the holiday function and to direct restaurants and cafes to existing shopping

frontages where they will add vitality to the mix of retail and commercial uses. The recommendation is therefore for refusal.

INTRODUCTION

The Manor Hotel at 201 Promenade was fire damaged, vacant and had hoardings around it when permission was granted in 2008 (08/0482) for extensions and refurbishment as a 19 en-suite bedroomed hotel with lounge bar; staff bedroom; reception area; kitchen and dining room. On the Promenade forecourt provision was made for additional dining seating and access to the hotel. A Section 215 notice was served on the owner requiring the hoardings to be removed and site improvements to be undertaken. The property remained vacant until 2011, when the front elevation was renovated and the ground floor refurbished and it then commenced trading as a cafe, although the hotel remained vacant.

Enforcement proceedings were instigated as the change of use from a Class C1 hotel with ancillary cafe to an independent Class A3 cafe required planning permission, was contrary to policy and unlikely to be granted.

A retrospective application was then submitted (11/0809) for the use of part of the ground floor as a cafe/restaurant, whilst the hotel was not trading. At that time, it was stated that it was not commercially attractive to bring the rest of the building back into a hotel use, as the applicant would have to renovate the existing hotel to a standard of quality that represents an attractive, desired destination. The cafe was helping to provide those funds and would become the hotel restaurant when it is trading again.

That application was refused for the following reason:

The use of part of the ground floor of the premises as a restaurant/cafe would conflict with Policies BH17 and RR7 of the Blackpool Local Plan 2001-2016 in that the property is located within a terrace of hotels/guesthouses which exhibit a strong holiday character and the aim of the policies is to consolidate this holiday function and to direct restaurants and cafes to existing shopping frontages where they will add vitality to the mix of retail and commercial uses. The introduction of a restaurant/cafe to this Promenade frontage would make it more difficult to resist other similar uses which would dilute the character of the hotel orientated sections of the Promenade and detract from the vitality and viability of existing shopping frontages.

The subsequent appeal was dismissed. The Inspector considered that the use of the part of the lower ground and ground floor as a restaurant hinged on the following issues:

Impact on neighbouring premises: Overall he felt that the appeal scheme caused unacceptable harm to the living conditions of neighbouring residents, with particular reference to noise and disturbance.

Character: The effect of the appeal scheme on the character of the Promenade was acceptable and as the appeal site does not fall within one of the areas designated by the

Holiday Accommodation Supplementary Planning Document (SPD) for particular treatment, the provisions of the SPD appeared to him to be of limited relevance in this case.

Vitality and Viability: He felt that the appeal scheme, by not supporting existing shopping frontages, would harm the vitality and viability of existing shopping frontages.

He concluded that the National Planning Policy Framework indicates that there are three dimensions to sustainable development: economic, social and environmental. In his judgement, the harm that the appeal scheme causes to the vitality and viability of shopping frontages is outweighed by its positive effect on the character of the Promenade. Nevertheless, this is in turn outweighed by the harm that the appeal scheme causes to the living conditions of neighbouring residents. He considered that the appeal scheme would not amount to sustainable development and it would not fit well overall with the patterns of development encouraged by the Regional Spatial Strategy and on balance, for the reasons given above, the appeal should be dismissed.

The owner of the Waverley Hotel at 199 Promenade bought 201 Promenade and submitted an application (subsequently amended to gain approval): 14/0891 - 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 as altered as a restaurant within Use Class A3 and use of the remainder of both properties as 10 self-contained holiday flats and manager's accommodation.

The restaurant use was confined to 199 Promenade as evidence suggested that the restaurant part of the premises was lawful (even though a certificate was not sought).

The current application is for an extension of the restaurant use into 201 Promenade.

SITE DESCRIPTION

These are two Victorian terraced hotel premises on the Promenade, immediately south of the Foxhall Public House. They are four storeys high, with a fifth storey in the roof. The properties have open forecourts to the front and to the rear there are built up rear wings. Access to the Waverley Hotel is by means of an external staircase to the ground floor, with a long established cafe in the same ownership below the hotel at lower ground floor. The Manor Hotel is vacant and comprises a hotel dining room and kitchen on the lower ground floor (last used as an unauthorised cafe); with the hotel above, which is currently inaccessible.

Similar looking hotels are in the remainder of the block to the south and to the rear is the Job Centre on Tyldesley Road, across a narrow rear alley.

DETAILS OF PROPOSAL

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.

Whereas in 2014 permission was given for an independent restaurant use on the lower ground floor and ground floor of the Waverley at 199 Promenade (the restaurant would accommodate 20 customers at lower ground floor level inside, with an additional 76 covers at ground floor level within the shell of 199 Promenade and 16 covers on an enclosed forecourt to this property), the current proposal extends across the lower ground floor of both properties.

There would be no external alterations to the front elevation other than the partial enclosure of the joint forecourt with a low brick boundary wall; a reinstated staircase to the ground floor entrance at 201; conversion of a door to a window and at roof level the removal of the chimneys and joining up of the dormers. A new flue would run up the side of the rear wing to 199 Promenade and there would be an additional dormer on the roof, a small lower ground floor rear extension, new staircase and enclosure of the rear yards. The intended hours of operation for the restaurant (and forecourt) would be from 10 am to 11 pm, although that is not within the control of the Council as a Planning Authority.

The ground floor of 199 Promenade would become a self-contained manager's flat, with its own access via an existing external staircase from the Promenade. Access to the Manor Hotel would be through the ground floor of 201 Promenade, via the reinstated staircase, where there would be a reception/office and internal access to the rest of both buildings, which would be converted from hotel accommodation into eleven self-contained holiday flats. The applicant has indicated that there would be a door behind the reception linking the holiday flats with the independent restaurant via an internal staircase. The restaurant would not be ancillary to the holiday flats, as all the flats have their own cooking facilities. At roof level, a rear dormer and roof lights would be inserted to facilitate the holiday flats at that level and three chimneys would be removed. The manager's flat would be utilised by the manager of the restaurant or of the holiday flats or both.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- The effect of the proposal on the living conditions of neighbouring residents, with particular reference to noise and disturbance as well as cooking odours
- Loss of holiday accommodation
- The character of the Promenade
- The vitality and viability of existing shopping frontages

These issues will be discussed in the assessment section of this report.

CONSULTATIONS

Head of Transportation: I have no objection to this proposal.

Head of Environmental Services: I have no concerns in principle regarding the change of use from Hotel with café at front to holiday flats with restaurant, however looking at where the extract flue terminates at the rear there are quite a few windows at third and fourth floor level within the immediate area which may be affected by odour from cooking. I appreciate that the two ventures will be operated by the same owner but they may want to consider increasing the height of the extract flue so it terminates above any opening windows.

Head of Waste (Commercial): No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the Update Note.

PUBLICITY AND REPRESENTATIONS

Press notice published: 14 January 2016

Site notice displayed: 07 January 2016

Neighbours notified: 07 January 2016

An objection has been received from the owners of the adjacent Clewes Original Hotel at 203 Promenade.

We have already sent several objections to this application and these remain the same - see appended letter (attached at Appendix 5a). In essence, the objections relate to:

- Impact on the character of the area and whether the use is appropriate
- The possibility of more noise or disturbance
- Effect on highway safety and parking
- Why a revised alcohol licence was not requested or enforced
- Poor condition of property at 201 Promenade
- Environmental concerns regarding refuse bin in the rear alley

The planning issues will be addressed in the body of the report.

NATIONAL PLANNING POLICY FRAMEWORK

A core planning principle is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent, or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

The NPPF places a heavy emphasis on sustainable development and the need for the planning system to be proactive in driving economic growth. There is a presumption in favour of development where there are no over-riding material considerations. Developments must be of high quality design and offer a good standard of amenity. The NPPF states that planning should be genuinely plan-led to reflect local need and circumstance. The NPPF also makes it clear that Local Planning Authorities should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth. The protection and enhancement of Blackpool's main holiday areas is central to the Council's vision for regenerating the resort, driving economic growth and ultimately creating more balanced and healthy, sustainable communities.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan: Part 1 - Core Strategy has been adopted by the Council at its meeting on 20 January 2016. The document will be published on the Council's website in due course. In accordance with paragraph 216 of the National Planning Policy Framework significant weight can now be given to the policies of the Core Strategy. Certain policies in the Saved Blackpool Local Plan have now been superseded by policies in the Core Strategy (these are listed in the appendices to the document). Other policies in the Saved Blackpool Local Plan will remain in use until Part 2 of the new Local Plan is produced.

The policies in the Core Strategy that are most relevant to this application are -

CS4 - Retail and other Town Centre Uses

Policy CS4 seeks to protect the vitality and viability of the town centre as an attractive place to do business, whilst recognising the supporting role that District and Local Centres have in meeting the needs of local communities. Point 3 of the policy states that in out of centre locations, proposals for new retail development and other town centre uses will only be permitted where it can be demonstrated that:

- there are no more centrally located/sequentially preferable, appropriate sites available for the development
- the proposal would not cause significant adverse impact on existing centres
- the proposal would not undermine the Council's strategies and proposals for regenerating its centres

- the proposal will be readily accessible by public transport and other sustainable transport modes

CS21 – Leisure and Business Tourism

1. In order to physically and economically regenerate Blackpool's resort core and town centre, the focus will be on strengthening the resort's appeal to attract new audiences year round. This will be achieved by supporting:

- (e) - New development along the promenade's built frontage which complements the high quality public realm investment along the promenade to enhance the appearance of Blackpool's seafront.

CS23 - Managing Holiday Bed Spaces

Policy CS23 relates to holiday accommodation on the Promenade and sets out a three tiered approach. Within the Key Promenade Hotel Frontages the approach will be to safeguard holiday accommodation uses. Within the Main Holiday Accommodation Promenade Frontages the approach will be to promote new and enhance existing holiday accommodation uses whilst supporting a new residential offer where this would retain the quantum of holiday use, contribute a mixed use offer, deliver clear regeneration benefits, meet high standards of design and provide high quality accommodation, and relate well in use, scale and appearance to neighbouring properties. The application site falls within a Main Holiday Accommodation Promenade Frontage.

Other relevant policies are:

CS7 (Quality of Design)

CS10 (Sustainable Design and Renewable and Low Carbon Energy)

None of these policies conflict with, or outweigh the provisions of, the saved Local Plan Policies listed below.

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006 and the majority of its policies saved by direction in June 2009. The following policies are most relevant to this application:

LQ1 - Lifting the Quality of Design

LQ2 - Site Context

LQ14 - Extensions and Alterations

BH3 - Residential and Visitor Amenity

BH15 - Change of Use of Premises outside the Defined Centres

BH16 - Shopping Development Outside Existing Frontages

BH17 - Restaurants, Cafes, Public Houses and Hot-Food Take-Aways

AS1 - General Development Requirements (Access and Parking)

ASSESSMENT

The effect of the proposal on the living conditions of neighbouring residents

In terms of the impact on visitors staying above or adjacent to the proposed development, the restaurant use would extend across the whole of the lower ground floors of both properties internally; and across the forecourt of both, except for a small area dedicated as a “garden” for the holiday flats (which is not likely to be used as there is no access other than from the street), with the manager’s accommodation immediately above on the ground floor of 109 Promenade and a holiday flat and reception directly above at 201 Promenade. There are no concerns that the cafe would impinge on the quality of stay for the proposed holiday flats above in terms of noise and disturbance, subject to adequate soundproofing. The Crewes Original Hotel (to the south) has habitable room windows within their front elevations, however the Head of Environmental Protection has no concerns as there is a small buffer between the café/restaurant forecourt and the Crewes Original Hotel. This means that customers using the reduced external area late at night, when the surroundings are relatively quiet, are less likely to cause a noticeable increase in the levels of noise experienced by residents of the holiday flats above and neighbouring hotel premises, over and above the current situation.

The proposed fume extraction system could be redesigned (in accordance with the Head of Environmental Services comments) and conditioned so as to not cause additional nuisance from odours and noise; and relocated so that the extract duct wouldn't open immediately adjacent to a bedroom window in the rear wing.

Loss of Holiday Accommodation

The application seeks planning permission for the conversion of the properties from two hotels to a restaurant in the lower ground floor level, and eleven holiday flats with a manager's flat and a reception area.

This property is outside (although immediately adjacent to a Main Holiday Accommodation area), however Policy CS23 of the Core Strategy only allows the change of use or redevelopment of holiday accommodation anywhere on the Promenade frontage where it can be demonstrated that the property has no viable future in holiday accommodation use or exceptionally where the loss of holiday accommodation forms part of a wider redevelopment proposal that will deliver clear and substantial regeneration benefits. The owners of the Crewes Original Hotel have stated that the Waverley (199 Promenade) has not traded as a hotel since 2000 and operates solely as an independent restaurant; so there would be no loss of holiday accommodation here. However, the approval given in 2014 would bring the lower ground floor of the Manor Hotel (201 Promenade) back into holiday use and would add to the vitality of the Main Holiday accommodation area. This current proposal does not do that and although it would be occupied by a restaurant, there has been no demonstration of why it has no viable future as holiday accommodation use; or what the “substantial” regeneration benefits are (presumably the 2014 approval was viable as no statement to the contrary has been made).

The character of the Promenade

Policy CS21 – Leisure and Business Tourism states that in order to physically and economically regenerate Blackpool’s resort core and Town Centre, the focus will be on strengthening the resort's appeal to attract a new year round audience. Amongst other things, this will be achieved by supporting proposals for: the improvement of existing holiday accommodation; and, new development along the Promenade built frontage which complements the high quality public realm investment along the promenade to enhance the appearance of Blackpool’s seafront.

The terrace has a strong holiday character which is safeguarded by Core Strategy Policy CS21 and the remainder of the terrace is within a Main Holiday Accommodation Area (MHAA) (Supplementary Planning Document SPD). This terrace of holiday accommodation and the character of the Main Holiday Accommodation Promenade Frontage is considered vital to the long term future of the resort. The independent cafe unit within 199 Promenade would not dilute the holiday character of the hotel frontages within the terrace as it has already operated from here for many years, nor would the loss of 201 Promenade to a restaurant use dilute the character as it is outside the Main Holiday Accommodation Area. However, the lack of sympathetic treatment to the front elevation of 199 Promenade does nothing to enhance the character even though the enclosure of the forecourts with brick boundary walls would help.

The vitality and viability of existing shopping frontages

Core Strategy Policy CS4 and Policies BH15 -BH17 of the Local Plan seek to direct restaurant uses to the defined Town Centre and to the District and Local Centres as appropriate to their scale and catchment. Ordinarily such uses are resisted on the Promenade in line with these policies and to ensure that appropriate holiday accommodation character is maintained at ground floor level. The Waverley already has a cafe facility at lower ground floor level, which extends into what was the hotel dining room at ground floor level.

The current cafe use at The Waverley amounts to 95 square metres. Under the revised scheme, the lower ground floor of both properties would be used entirely as an independent restaurant; this amounts to 224 square metres gross internal floorspace (including kitchen facilities) with an additional 43 square metres seating space on the forecourt. A number of other hotels in the block have restaurants in them which cater primarily for guests, in addition to ancillary walk-in trade, and have seating areas to the front. The use of the lower ground floor of the premises at 201 Promenade as a restaurant/cafe conflicts with Policies BH17 in that the property is located within a terrace of hotels/guesthouses which exhibit a strong holiday character and the aim of the policies is to consolidate this holiday function and to direct restaurants and cafes to existing shopping frontages where they will add vitality to the mix of retail and commercial uses.

Other

The Head of Transportation has no objection on highway safety or parking grounds. The Head of Commercial Waste has not responded, but had no objection to the previous proposals regarding refuse storage and collection.

CONCLUSION

The NPPF indicates that there are three dimensions to sustainable development: economic, social and environmental. In this case, there would be harm caused to the vitality and viability of shopping frontages and the proposals would not have a positive impact on the character of the area. Holiday accommodation would be reintroduced into the upper floors of the derelict hotel which is a positive benefit. However, the applicant might just operate the restaurant with the manager's accommodation above it and not carry out the refurbishment of the rest of the property into holiday flats. The only reason why the café use was previously granted for one year was so that the owner could use the profits towards the refurbishment of the hotel. There would be no way to tie the restaurant function into the holiday flats resulting in an empty hotel and a restaurant contrary to Core Strategy and Local Plan policies.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

Not Applicable

HUMAN RIGHTS ACT

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.

BACKGROUND PAPERS

Planning Application Files 16/0004, 14/0891, 11/0809, 08/0482 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

Recommended Decision: Refuse

Conditions and Reasons

1. The use of the lower ground floor of the premises as a restaurant/cafe would conflict with Policies CS4, CS21 and CS23 of the Blackpool Local Plan Part 1: Core Strategy; Policies BH3 and BH17 of the Blackpool Local Plan 2001-2016 in that the property is located within a terrace of Promenade hotels/guesthouses which exhibit a strong holiday character and the aim of the policies is to consolidate this holiday function and to direct restaurants and cafes to existing shopping frontages where they will add vitality to the mix of retail and commercial uses. The introduction of a restaurant/cafe to this Promenade frontage would make it more difficult to resist other similar uses which would dilute the character of the hotel orientated sections of the Promenade and detract from the vitality and viability of existing shopping frontages.

2. **ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 187)**

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case there are considered factors - the harm that would result to vitality and viability of shopping frontages, and the impact on the character of the area conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan Part 1: Core Strategy and Blackpool Local Plan 2001-2016 - which justify refusal.

Advice Notes to Developer

Not applicable

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APPLICATION 14/0891 OBJECTION FROM CREWES ORIGINAL HOTEL

We wish to object to the planning application on the following grounds.

The Waverley Hotel @ 199 Promenade does not operate as a functioning Hotel . They decided to run a cafe serving food and alcohol to non residents in 1987. Planning permission was not sought. They did not seek a liquor licence to sell alcohol to non residents. They have not run the Hotel since we arrived in 2000. We spoke with Mr Johnson @ Blackpool Council in 2011 and he said he would investigate this disparity. No answers were provided. It was only when we contacted our MP, The Right Honourable Mr Marsden, in 2013, that Gary Johnston admitted;

"The council were aware of it in 1988 when an application for an ice cream kiosk was considered."

He also stated that;

"NO PLANNING APPLICATION WAS SUBMITTED FOR CAFE USE"

He also stated, in response to our letter to Mr Marsden;

"We have recently investigated the use of no 199 Promenade in response to allegations that it was being used as a separate cafe and dwelling. A visit in February 2013 revealed the ground floor and part first floor is the cafe and the remainder of the property (with the exception of the owners accommodation) is laid out as an unused/non trading hotel. As the Council determined in 1987 that the cafe could be used by residents and non residents and there was no evidence of the whole of the rest of the property being used as a dwelling the case was closed (12/8547).

One only has to check the Internet to see that The Waverley does not operate as a Hotel. There are no entries other than for the cafe. If it was operating as a Hotel there would be a website, entries in business listings and search engines. There is not even a phone number or e mail addresses for reservation enquiries. A Hotel cannot run like this. It would also have reviews on Trip Advisor.

The only listings for The Waverley are as a restaurant or cafe. All the reviews for the premises are for the food service.

We are still confused as to why the Waverley has been able to change its use without planning permission and with no satisfactory answers from Blackpool Council. It is simply unacceptable that planning permission can now be granted to greatly extend The Waverley cafe when no permission has ever been granted for it to be a cafe in the first place. The Waverley is still shown as a Hotel. Perhaps annual accounts may shed light on this.

We will also address the relevant issues in your letter dated 17.3.2015.

1. Impact on the character of the area and whether the use is appropriate.

Your letter says that objections will be considered based on policies of the Blackpool Local Plan and Government policy.

There are already a significant number of documents in existence which categorically state that the planning application is against local and national plans.

Mr Gary Johnston from Blackpool council stated on 19.12.2011 that;

" use of the ground floor of the premises as a restaurant/ cafe would conflict with policies BH17 and RR7 of the Blackpool Plan.... Property located within a terrace of hotels/ guesthouses which exhibit a strong holiday character and the aim of the policies is to consolidate this holiday function AND TO DIRECT RESTAURANTS AND CAFES TO EXISTING SHOPPING FRONTAGES where they will add vitality to the mix of retail and commercial uses.

The introduction of a restaurant/ cafe to this Promenade frontage would make it more difficult to resist other similar uses which would dilute the character of the hotel orientated section of The Promenade and detract from the vitality of existing frontages"

On 19.12.2011 the planning application 11/0809 was refused with the view that;

" The introduction of a cafe on the prominent hotel terrace is contrary to policies BH17 and RR7"
Mr Johnson also stated

" no need for the unit in this location has been demonstrated which would override the concerns for the holiday character of the area and the risk of setting a precedent. Given the extent of The Golden Mile, the Piers, existence of sporadic cafes along the Promenade, there is no shortage of choice for residents and visitors in the vicinity of The Promenade".

National, existing local and emerging local plan policies all indicate that new uses within A classes should be located in established Town, District and Local Centres in order to sustain these areas".

"Only if there is an over riding need. There are no suitable empty units in nearby shopping centres and that no harm to the character of the area or to residential properties"

He also stated that

"Any planning application for a cafe use at 201 or 203 Promenade now would be judged against the policies of The Local Plan. Hence the reason the application @ 201 Promenade was refused."

The circumstances relating to the cafe have not changed. Indeed, the new owners wish to significantly increase the size to accommodate 180 covers over two floors, including an outside area with 48 covers. This is totally inappropriate and contravenes several local and national policies.

2. The possibility of more noise or disturbance.

199 Promenade has been trading as a cafe, without planning permission or relevant licences for 28 years. The cafe @ 201 Promenade also ran without change of use/ planning permission for several years whilst the Hotel @ 201 remained derelict and in an extremely poor state of repair, since the fire in 2007.

Following several years of trading @ 201 Promenade and numerous appeals, the case was finally dismissed by the Secretary of State reference J2 373/a/12/2169717. The reasons were;

"Customers using the appeal site frontage late at night, when the surroundings are otherwise likely to be relatively quiet, are likely to cause a noticeable increase in the levels of noise experienced by residents of neighbouring properties, conflicting with the aims of LP RR7, BH17 and BH3.

Policy BH3 states;

" development would not be permitted which would adversely affect the amenity of those occupying visitor accommodation by such things as scale, design and use of purpose".

Interestingly, The owners of The Waverley who are seeking to run a similar operation, appealed against the previous owners activities, citing;

"the premises @ 201 is operating at night and this causes nuisance to the residents of The Waverley and Crewes Hotel"

It is incredible to believe that despite their acceptance of the noise disturbance caused to our guests, The Waverley now seek to run the cafe themselves. Not only that, but they wish to quadruple the size of their existing cafe to 180 covers!!! This is a huge cafe and the propensity for disturbance is considerable.

They also seek a non residential alcohol licence from 10 am all until 11 pm.

In addition the proposal includes 80 covers in a proposed dining area adjacent to our own owners accommodation bedrooms. The buildings are Victorian and the potential noise levels could be extreme. If the cafe closed at 11, activities could continue into the early hours and would adversely affect our ability to sleep. Our own property shuts at 11 pm and no noise is heard from outside the premises after this time.

The Crewes Original Hotel and The Earlsway Hotel to our left , are both quiet Hotels and we do not have noisy residents sitting outside or in our bar late at night. The proposal for a huge, late night cafe serving alcohol is totally inappropriate. If we are trying to enhance the perceptions of Blackpool as a premier visitor destination, then this can only have a detrimental effect.

Similarly, 48 covers on the outside patio area are totally unacceptable at any time of day. Our guests cannot sit on our patio area and relax with a fast food cafe directly next to them. The Waverley have already doubled the size of their outside patio area. They already obstruct our signage and place a large ice cream kiosk directly next to our patio, so that all our guests can see is queues of people lining up to buy goods from the vendor. Hardly a relaxing atmosphere and hard to enjoy the view.

We also have twelve guest bedrooms to the front of the Hotel, many of which are family rooms. By allowing this enormous cafe, our guests will be adversely affected by increased noise disturbance, caused by the sheer scale, coupled with an alcohol being freely served all day. There is very little difference between this and a public house with an external patio area, except that a public house has clear legislative guidelines and door staff.

In one of the council e mails to the applicants, a question was asked as to how the cafe would be managed. There are already serious questions about the management of the current establishment. One only has to check Trip advisor to see the common thread of poor management. The following are direct quotes from Trip Advisor,

"The manageress was obnoxious, rude and arrogant"

"Bad management, rude management, what a shame!!!"

" the manager is the most rude and obnoxious person I have ever met. We have always experienced her lack of people skills and her rudeness to staff.. I am surprised she has never had a tribunal case against her for bullying"

" The staff ... Always seem to be looking over their shoulder for the bullying manageress who clearly needs re training in people skills and customer skills and customer service"

"A note to the manageress, you are rude, ignorant and unprofessional"

non starter... I still cannot believe they do not accept credit card payments or anything other than cash".

"Don't bother, over paid rubbish".

Historical evidence is always the best indicator of future performance. These reviews are the unbiased views of patrons. Clearly there are already management issues which can only be exacerbated by a larger operation.

3. Effect on highway safety and Parking:

By introducing a 180 seat cafe, there is the potential for chaotic parking implications. There are already drastic reductions to parking areas for our guests due to the new Foxhall Village Development, which is immediately behind the Hotel. Parking is already at a premium and any additional pressures would have an adverse effect on holiday makers. The only car park in the Area which was at Blundell Street has also been demolished and parking is very difficult.

There is also a loading bay outside the properties on The promenade. This is the only place that our guests can stop to unload their luggage. During last season we were forced to contact Parking Enforcement on a number of occasions when vehicles relating to The Waverley were parked there indefinitely. This problem can only get worse with the proposed cafe and could cause huge problems on a busy stretch of the Promenade.

4. Additional Factors For Consideration

A. Why was a revised alcohol licence not requested or enforced?

The Waverley cafe only has an alcohol licence for a residential Hotel, and for serving guests only. They have been able to serve members of the public with alcohol without the correct licence for 27 years. We have questioned both the planning and licence issue many times and are frustrated by the lack of straight answers.

When we sought to serve food and alcohol to non residents we had to change our licence and present a case to a team of Magistrates, Police, Council members and the fire Service. They, clearly, did not.

Mr a Johnston stated in his letter to Mr Marsden dated 30 July 2013:

"They have a licence for alcohol consumption on the premises."

C. Poor condition of property @ 201 Promenade.

The property has been in a poor state of repair since the fire in 2007. Nothing has been done to repair the internal structure of the building. The party wall between the two properties has never been fixed and still causes us problems with extreme dampness in poor weather, to the extent that several rooms are out of action in winter months.

We have tried to get this remedied but without success. On 16.4.13 Ms Greenway wrote,

"The new owners do not wish to use the ground floor of the property as a cafe but may use the forecourt only as extra seating for the existing cafe @ 199 Promenade. Colleagues in the Planning dept do not have any issue with thus as it is seen to be enabling money to be raised to carry out

work to The Manor and refurbish the Hotel. The decision will be reviewed in twelve months as it is only deemed to be acceptable as a temporary measure and if no works are carried out to refurbish the Manor back to a functioning Hotel , we would seek to cease the use of the forecourt for this use".

Nothing has been done since April 2013 to restore the property. Indeed our own Hotel has suffered considerable damage due to their inaction. In December 2013 we contacted Mr Steve Flint and explained our concerns. Due to the decrepit state of the gutters to the rear of the Manor our owners accommodation has suffered from damp, to the extent that two of the bedrooms could not be used. We paid over £1000 to have the walks re plastered and for damp proofing to the walls. Mr Flint visited our Hotel and saw the damage. We also raised our concerns re planning permission, lack of refurbishment and licensing concerns. We explained that we had already met with Gary Johnston and Doug Garrett and that nothing had been achieved. Mr Flint said that he would investigate and get back to us. Despite e mails and phone calls he never responded.

We have also placed two footballs into large holes in the side wall of 201 Promenade to stop pigeons going in. The extraction system pipes are still hanging out of the side wall next to our property.

We also sent photos to Blackpool Council when we were on the roof and saw dangerous slates hanging precariously over the edge of 201 Promenade. If we had not contacted Environmental Services and had the slates removed, somebody on the forecourt below, could have been killed.

Mr Flint did inform The Waverley to repair the gutter. They did not. A handyman was instructed to clear the gutter but not repair it. Lack of proper repairs has led to damp continuing to affect our accommodation. This is simply unacceptable.

It is clear from historical evidence, that the only viable asset to our neighbours is the cafe.

E. Environmental concerns.

There is a small alley way which runs along the back of 199 to 205 Promenade and services four Hotels. This is accessed by way of a gate by the Waverley. This area is supposed to be a thoroughfare for stock to be delivered and as an additional exit in the event of fire. Clearly this should be kept clear and unobstructed. In their submissions, the Waverley claim refuse will be removed daily. The cafe is only open at weekends currently but they store a large refuse bin in the alleyway. The area around the bin is strewn with litter, food cartons and beer kegs. This is clearly both a health hazard and a fire safety issue. If they are unable to contain their refuse at the moment it is questionable whether they would bother to do so with a considerably larger operation.

There are also serious concerns re allowing holiday accommodation guests access to the rear alleyway. This causes security and fire concerns to neighbouring residence. The gate at the end of the alleyway needs to remain shut. If it is not then drug addicts use the area.

Conclusion.

The owners of 199 Promenade did not have permission to change from an A1 Hotel to a C 3 cafe. They do not trade as a Hotel and have not for many years. They now seek to massively expand their current operation, and if this is granted it is surely against all legal processes in place. The scale of the project is totally inappropriate. The impact on neighbouring properties with regard to noise and disturbance are significant. The quality of our guest experience will be greatly impeded.

The impact on parking in the vicinity is great cause for concern and will exacerbate an already dire parking problem.

Your letter asking for our views says that the most important consideration is what Blackpool Local Plan states. As we have shown, decisions to refuse the cafe, let alone expand it, are based on local and national plans. The Secretary of State has also refused an application for the same premises.

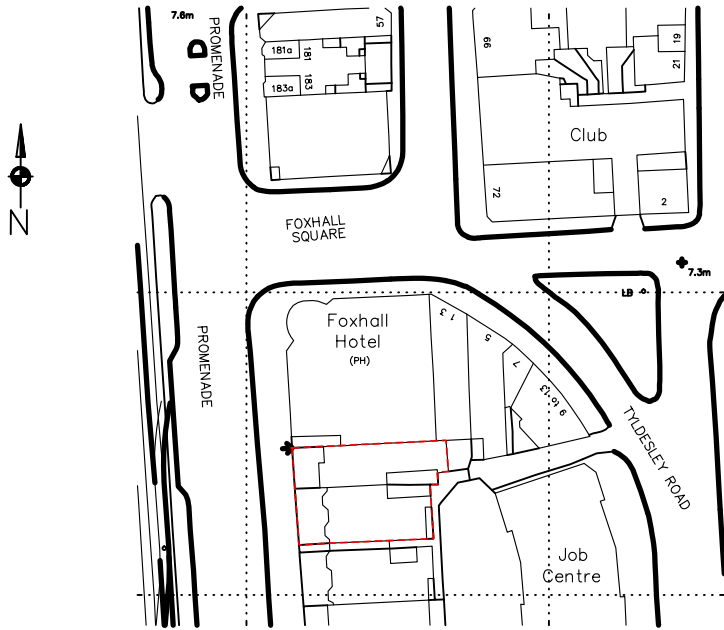
If this application is granted it will be a perverse decision. The Waverley do not have permission for the existing cafe or the relevant alcohol licence. They cannot simply be allowed to continue to undertake illegal procedures without any ramifications. To grant this planning permission would be unjust and we would seek further recourse.

The owners of The Waverley have done nothing to the existing premises for two years and have caused us duress and significant damage to our property. We are Former winners of Hotel of the Year , are three star quality accredited and always seek to do things properly.

We will fight any actions to allow planning permission for the cafe.

We would like confirmation of receipt of our objections. We would also like to be informed of the date, time and location of the Planning Committee meeting as we wish to attend.

William and Debra Laws
Crewes Original Hotel
203 Promenade,
Blackpool.
Sent from my iPad



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KEY

— BOUNDARY LINE.
 TOTAL SITE AREA 370sqm



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PROJECT			
199-201 CENTRAL PROMENADE			
DRAWING TITLE			
SITE LOCATION			
Drawn	Checked	Date	Scale
PB		20/11/14	1:1250@A4

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A014/223/S/03	

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Agenda Item 6

COMMITTEE DATE: 07/06/2016

Application Reference: 16/0052

WARD: Squires Gate
DATE REGISTERED: 17/02/16
LOCAL PLAN ALLOCATION: No Specific Allocation

APPLICATION TYPE: Full Planning Permission
APPLICANT: Mrs C Greenwood

PROPOSAL: 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.

LOCATION: 3 DUNES AVENUE, BLACKPOOL, FY4 1PU

Summary of Recommendation: Grant Permission

CASE OFFICER

Ms P Greenway

SUMMARY OF RECOMMENDATION

The recommendation is for approval, based on the fact that the increase in number of children per session from 15 to 25 would not have a significant impact on the amenities of local residents in terms of noise and disturbance and parking/highway safety. As such, it is not considered that there would be any conflict with Policies BH3 and AS1 of the Blackpool Local Plan 2001 - 2016, nor with Policy CS7 of the Blackpool Local Plan: Part 1 - Core Strategy.

SITE DESCRIPTION

This is a detached former house on the south side of Dunes Avenue, located approximately 90 metres from Lytham Road and 25 metres from the junction with Stony Hill Avenue. The site is flanked by other detached properties; with the South Shore Primary Care Centre (SSPCC) to the rear and houses opposite.

DETAILS OF PROPOSAL

This is a retrospective application following on from enforcement investigations into a complaint that the upper floor was being used as nursery accommodation, contrary to planning permission 89/0976 "use of ground floor of premises as nursery school with owners accommodation on first floor." Condition 1 restricted the nursery to 15 children and condition 5 restricted the hours of operation to not being open between 5pm and 9am on the following

day. Condition 5 was varied in 1990 (90/0614 refers) to extend the hours of operation to 8am - 6pm and day nursery use to operate Monday to Friday (inclusive).

The current proposal is for the use of the first floor as an extension to the existing childrens day nursery at ground floor and the increase in number of children from 15 to 25 at any one session. The number of children on the roll is 55 in total with an age range from 20 months to 48 months. There are six members of staff and an additional member of staff responsible for maintenance, cleaning and cooking. The nursery is open from 8:15 hours to 17:30 hours Mondays to Fridays and not at all at weekends.

There is an enclosed play area at the rear, together with a single garage; and the side driveway can accommodate parking for up to four cars.

The application includes a supporting statement which includes a traffic survey and explains how the nursery operates in terms of traffic movements and parking; and also how noise levels are controlled.

MAIN PLANNING ISSUES

The main planning issues are considered to be the impact of the increase in number of children (by 10) on the amenities of nearby residents, in terms of:

- noise and disturbance
- highway safety and parking

These issues will be discussed in the assessment section of this report.

CONSULTATIONS

Director of People (Statutory Director of Childrens Services): The nursery is popular with high occupancy rates. Refusal of retrospective planning permission would result in disruption to the care and learning of a number of children as alternative places would have to be sought. Whilst there are some vacancies in the local area, there is no guarantee that places will be available on the days and times they are needed by the children currently attending the Dunes, which may affect both children's early education and parents' employment.

The nursery has been subject to both a full Ofsted inspection and a re-registration process since the first floor has been used as part of the nursery. The nursery was re-registered due to a change of ownership, and the first floor was already in use as part of the nursery when the current owner made the purchase. Prior to the re-registration, the nursery was judged to be good, and Ofsted expressed no concerns with the suitability of the premises.

There are no particular concerns regarding this application.

Head of Transportation: No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the Update Note.

Head of Environmental Services: Having read the report from the nursery, Environmental Protection now has no objections to the expansion. Sufficient detail has been supplied with regard to how noise is kept to a minimum. (The nursery limits the number of children playing out at any given time, does not allow its staff to shout at children and generally has good management practices with emphasis on learning while playing out rather than free play). I can therefore see no significant detriment to the neighbours in terms of noise. We have not received any complaints about noise.

PUBLICITY AND REPRESENTATIONS

Site notice displayed: 24 February 2016

Neighbours notified: 17 February 2016

Objections have been received from 1, 6 and 7 Dunes Avenue and 61 Stony Hill Avenue. The main grounds for objection relate to the increase in noise that would arise as a result of more than doubling the size of the nursery (in terms of the number of children there for any one session). They point out that the rear garden of the nursery is smaller since the extension at the rear was added leaving a very restricted outside playing area and concentrating the noise. Some neighbours find the current noise levels intolerable and suggest that the restriction to 15 children in the grant of planning permission reflected this. The second ground relates to the traffic and parking problems which are currently experienced in the road and the fact that the increase in nursery size exacerbates this.

94 letters of support have been received commenting how good the nursery is and that the parking problem has been caused by the construction of the South Shore Primary Care Centre. The South Shore Primary Care Centre causes the majority of parking problems, with cars parked up for longer periods for appointments etc.

NATIONAL PLANNING POLICY FRAMEWORK

In March 2012 the National Planning Policy Framework (NPPF) was published. Core planning principles in paragraph 17 include: to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; proactively drive and support sustainable economic development; encourage conversions of existing buildings. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent, or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

Chapter 1 is concerned with building a strong, competitive economy:

Paragraph 18 - The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and a low carbon future.

Paragraph 19 - The Government is committed to ensuring the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 20 - To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

Paragraph 21 - Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

Planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by Council at its meeting on 20 January 2016. In accordance with paragraph 216 of the National Planning Policy Framework significant weight can now be given to the policies of the Core Strategy. Certain policies in the Saved Blackpool Local Plan have now been superseded by policies in the Core Strategy (these are listed in the appendices to the document). Other policies in the Saved Blackpool Local Plan will remain in use until Part 2 of the new Local Plan is produced.

The policies in the Core Strategy that are most relevant to this application are -

CS3 Economic Development and Employment

Sustainable economic development will be promoted to strengthen the local economy and meet the employment needs of Blackpool and the Fylde Coast Sub-Region to 2027.

CS7 Quality of Design

Development will not be permitted that causes unacceptable effects by reason of visual intrusion, overlooking, shading, noise and light pollution or any other adverse local impact on local character or amenity.

CS12 Sustainable Neighbourhoods

To secure a better quality of life for residents and to deliver sustainable neighbourhoods, the Council will support development and investment which includes at (b) Providing high quality community facilities accessible to all members of the community.

CS15 Health and Education

Improved provision and access to quality public services has a direct positive effect on the health and well-being of residents. Development will be supported that enables the provision of high quality new and improved educational facilities.

None of these policies conflict with or outweigh the provisions of the saved Local Plan Policies listed below.

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006 and the majority of its policies saved by direction in June 2009. The following policies are most relevant to this application:

- BH3 Residential and Visitor Amenity
- BH19 Neighbourhood Community Facilities
- AS1 Access and Parking

ASSESSMENT

Principle

There is no issue with the principle of the proposal as this is an existing use. The property still takes the form of a detached house and the increase in number of children would not impact on the residential character of the area.

Amenity

With regard to noise levels, the applicant points out that not all the children attend all year round. She offers term time placements for parents who do not need the extra childcare during holidays and the nursery itself is currently closed for two weeks over the Christmas and New Year period. The rear garden is limited to the number of children who go outside due to the space available and to avoid the sound of children playing as sound carries. The

applicant also takes the children to the nearby Louis Horrocks Park and uses the amenities there on a regular basis. The Head of Environmental Protection requested additional information, as a result of which he has withdrawn any concerns regarding noise.

Highway Safety

The submitted traffic survey shows that the number of children being dropped off by car in the morning ranges between 11 - 16 and this is staggered between 8.00am and 9.45am. There are minimal traffic movements over the lunchtime (2 - 4 cars); some children (3 - 5) are picked up between 3:30pm - 4.30pm and the majority (9 - 11) are picked up between 4:30pm - 5:50pm. These numbers are less during the twelve weeks of school holidays as some children only go to the nursery during term time. The neighbours state that the majority of the road issues arise from the large number of visitors to the South Shore Primary Care Centre who park on street as the on-site car park is oversubscribed. I do not consider that the nursery has any significant impact on highway safety over and above the congestion caused by visitors to the nearby South Shore Primary Care Centre.

Parking and Servicing Arrangements

The applicant states that in terms of vehicles, she parks on the driveway, two staff members car share and two get dropped off and the other team member catches the bus. The opinion in the 94 letters of support is that the on-street parking problems are caused by the South Shore Primary Care Centre as the majority of cars are parked up for substantially longer than a few minutes. The nursery is already operating with the additional children and it is considered that the small number of additional traffic movements (it is likely that not all 10 children would be brought by car) generated in the mornings/evenings does not have a significant impact on the neighbours' ability to park on the street. The majority of residents in the area benefit from off road parking. I understand that the South Shore Primary Care Centre is considering providing additional on-site parking on adjacent land that they own (previously occupied by St. Margaret Clitherow church) to relieve the parking pressure, although an application has not yet been received.

CONCLUSION

It is considered that the increase in number of children, which has already taken place, does not have any significant impact on the amenities of the neighbours in terms of noise and disturbance, nor does it adversely affect highway safety or the on-street parking availability over and above that caused by visitors to the South Shore Primary Care Centre. The recommendation is therefore for approval.

HUMAN RIGHTS ACT

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any significant human rights issues.

CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998

BACKGROUND PAPERS

Planning Application File 16/0052 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

Recommended Decision: Grant Permission

Conditions and Reasons

1. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority on 17th February 2016 including the following plans: Drawing No. DDN 101 Rev A (Present ground floor plan, original first floor plan and present first floor plan); Site location plan.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

2. No more than 25 children shall attend the nursery at any one time.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016.

3. The nursery shall not operate outside the hours of 08:00 hours to 18:00 hours Monday to Friday and not at all on Saturday or Sunday.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) the driveway shall not be used for any purpose which would preclude the parking of motor cars.

Reason: In the opinion of the Local Planning Authority the retention of parking space within the site is of importance in safeguarding the appearance of the locality and highway safety, in accordance with Policies AS1 and LQ1 of the Blackpool Local Plan 2001-2016.

5. The nursery shall operate in accordance with the information submitted in the applicant's supporting letter dated 19th April 2016.

Reason: In the interests of the amenities of local residents and in accordance with Policy BH3 of the Blackpool Local Plan 2001 - 2016.

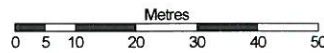
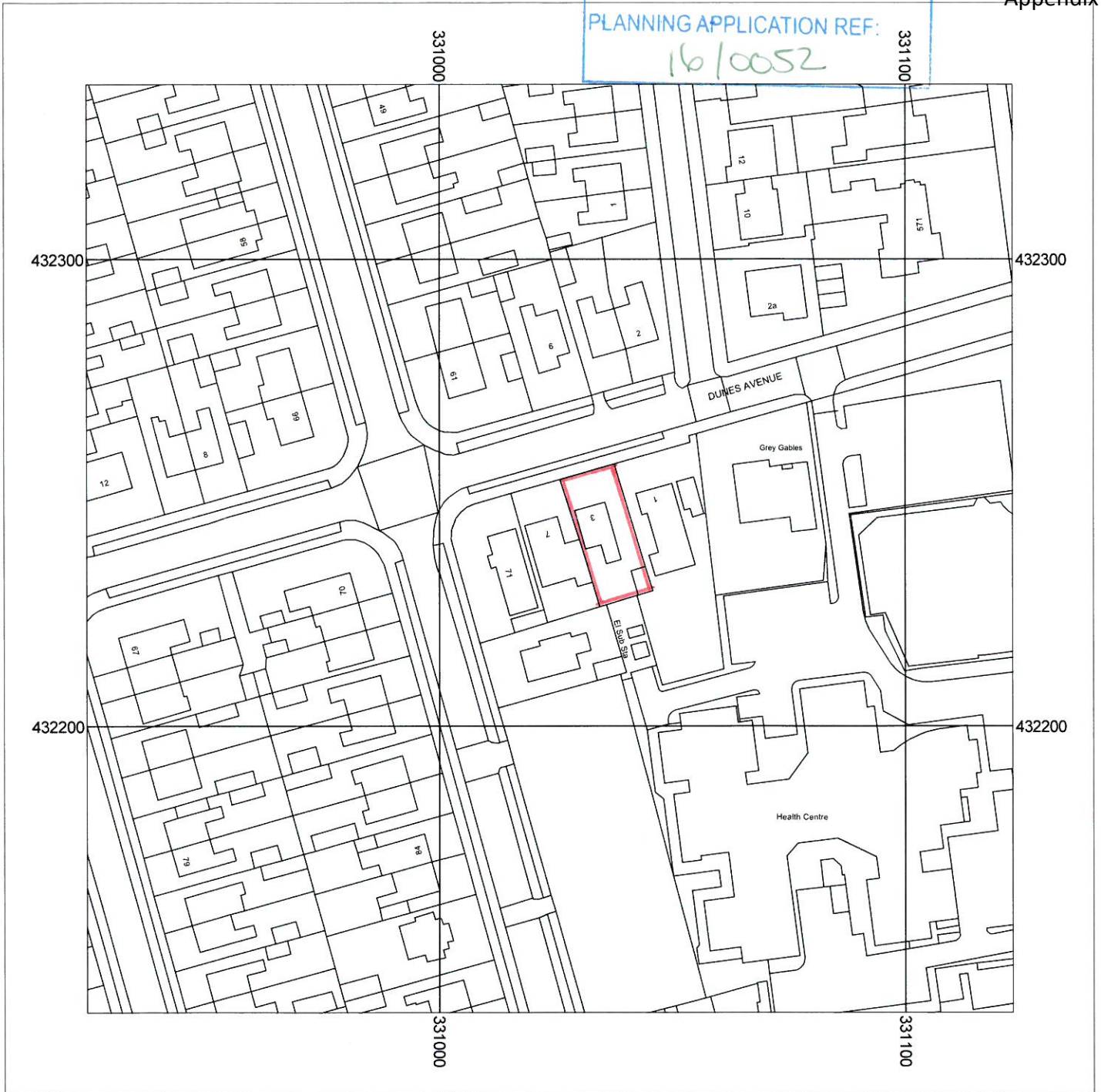
Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.

RECEIVED 27 JAN 2016

PLANNING APPLICATION REF:

16/0052



Scale: 1:1250

FM:605703



Supplied by: Granthams Blackpool
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Plot centre co-ordinates: 331024.432238
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COMMITTEE DATE: [07/06/2016](#)

Application Reference: 16/0105

WARD: Claremont
DATE REGISTERED: 24/02/16
LOCAL PLAN ALLOCATION: Resort Neighbourhood
Defined Inner Area

APPLICATION TYPE: Full Planning Permission
APPLICANT: The Ashley Foundation

PROPOSAL: 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.

LOCATION: 38 BANKS STREET, BLACKPOOL, FY1 2AR

Summary of Recommendation: Grant Permission

CASE OFFICER

Mr M Shaw

SUMMARY OF RECOMMENDATION

The proposal presents a number of issues to consider including the longstanding use of the property as flats/ multiple occupation, the quality of accommodation proposed, the level of occupancy and the potential impact on the adjoining holiday and residential area. Given that the property has a longstanding use as flats/multiple occupation and the fact that the proposal involves the renovation of the property which is an eyesore at present, and also improvement in the quality of accommodation being provided, it is considered that the proposal should be supported. However, given that the applicants house homeless, primarily single people, sometimes people who have chaotic and difficult lives it is considered necessary that a restriction be placed on each of the three x two bedroom flats that restricts each flat to one person to minimise the potential impact on the surrounding area, including a number of nearby holiday uses.

SITE DESCRIPTION

The property is a three storey end terrace close to junctions with Dickson Road to the west and Lord Street to the east. There is an access road to the side of the property which is alleygated and the main entrance to the property is on the side elevation behind the alleygates. There are domestic properties immediately to the rear of the application property

which front onto this access road and the immediately adjoining property is converted into flats. The application property has long established history of multiple occupation having had a Certificate of Lawfulness granted in 1989 for nine flatlets under reference: 89/0151 and the current layout is shown as four-five self-contained and non-contained flats. The application property is directly opposite one of the currently protected holiday accommodation areas, including a section of Lord Street, and the character of the area is mixed residential/ holiday uses.

DETAILS OF PROPOSAL

Conversion of currently vacant and boarded up property into three self-contained flats each with two bedrooms accessed from the side elevation behind the alleygates. A single storey rear outbuilding within the rear yard will be removed to provide cycle and refuse storage to the rear of the building.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle
- Impact of residential amenity/ character of the area
- Quality of accommodation
- Other issues

These issues will be discussed in the assessment section of this report.

CONSULTATIONS

Head of Transportation: No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the Update Note.

Waste: No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the Update Note.

PUBLICITY AND REPRESENTATIONS

Site notice posted: 3 March 2016

Neighbours notified: 29 February 2016

Six letters of objection and one comments letter have been received from local residents on the following grounds:-

32 Banks Street - I object to the proposal not on the grounds of the property being developed into three apartments, this can only be beneficial to the area, as the existing building is in disrepair and has been in such a state for many years. My objection, which I am not sure can

be relevant on planning grounds, is due to intended usage of the property. I am informed it will be used by the applicant as rehabilitation premises for disadvantaged and addiction treatment persons. Whilst the need for such places is overwhelming, a landlocked, town centre, mixed use location would not seem to be an ideal position. It may be that the Council has no jurisdiction or control of such a use being established or, that the use of the apartments is not relevant in the planning process. However should the Council have a mandate to control the use for such apartments I would feel it is in the interest of the area and general amenity of all existing residents that such influence is exercised in this application.

26 Lord Street - I have been made aware that you are bringing into the area, drug abusers, ex-prisoners etc. and people that will bring our area down, why are you doing this without giving us a voice in the matter? I wish to protest against your plan, did you not consider what it will do to our standard of living? Our quality of life will be disrupted and crime will escalate.

39 Lord Street - We feel we need to object to the planning for yet another House in Multiple Occupation (HMO) type building in what is supposed to be a holiday area. This type of property is not only detrimental to the area but also our business and other B and B's in this area. You only have to walk just round the corner to Lord Street where you will see that the Council has already allowed problematic residents to move into what was a very nice street. We now spend most days contacting the Council regarding these problems.

22 Lord Street - On receiving this notice regarding the use for flats for this charity are not in favour of a hotel area of which I am in and so is this property. I support the charity as I shop at their shop and have donated furniture to them in Talbot Road, however I don't want more trouble moving in, you only have to consult with the police to be told how many times they are called out to this road with trouble, we have enough trouble at a property in Lord Street, flats with dustbins on the front that apparently are not allowed in this holiday street, low life causing endless visits from the police, rags on the windows as curtains and this is what our hotel guests have to look at, well this sort of thing lowers the tone and is killing our businesses, and please don't let's have another one so please listen to the local business people as for without us and hotels going the town will become a total ghost town, it's common sense.

36A Banks Street - I live locally and own my home which is located almost directly opposite the proposed development. I wish to object to the application on three grounds:

The impact on the character of the area.

The inappropriateness of the planned facility.

The probability of more noise and disturbance.

My understanding is that the applicants, The Ashley Foundation, intend to use the property as a rehabilitation centre/move on flats for challenged individuals including ex-prisoners, drug and alcohol abusers, gamblers, homeless individuals and others with a history of anti-social behaviour. I believe that there will be six beds at the facility. As far as I can see, there are no constraints being placed on the Ashley Foundation as to the type of individual who could be housed in the property. This is extremely worrying. Presumably, in the absence of such

constraints, the Ashley Foundation could place anyone of their choice at this facility and that this could include ex-prisoners who have been convicted of any offence whatsoever or perhaps someone with a history of serious anti-social behaviour. Any assurance from the Ashley Foundation about the type of individual whom they would place at the property would be completely meaningless without legal constraints.

I believe the proposed development will seriously impact on the character of the area, particularly as this will be the Ashley Foundation's second such facility within a very small area. They are already preparing a facility at Cookson Street which is only approximately 500 metres from the site of this new proposal. I believe the Cookson Street facility will have 24 beds so, taken together with the six beds planned for this new proposal, the local area and residents are being asked to absorb up to 30, probably very challenged individuals within a very small area. I believe this concentration of such individuals is an unacceptable burden to ask local resident to accept, that it will undoubtedly have a serious negative impact on the character of the local area and, given the existence of a large facility of a similar nature in the immediate area, it is an inappropriate proposal for the location. Incidentally, my colleagues at work tell me that the Ashley Foundation has a third facility on Pleasant Street, within approximately 1000 metres of this new proposal.

I also consider that the siting of the property and its planned use makes it an inappropriate facility for the location. As you will know, this area of Blackpool is already troubled with anti-social behaviour. In particular, the population of the area already includes a large number of individuals who are struggling with drug and alcohol abuse issues. Also, given the large number of pubs and off licences in the area and the fact that drugs are very freely and obviously available in the immediate (very immediate) area, this is not a good location to site a facility for those who may already be struggling with substance abuse and alcohol misuse issues. I have personal experience of being offered drugs outside Ladbroke's Bookmakers which is approximately 20 metres from the front door of this property.

I am also concerned about a probable increase in the level of both noise and disturbance in the immediate area. Very often, individuals who are challenged with substance abuse issues live their lives in a very chaotic, hectic, animated and noisy way (It would be disingenuous of the Ashley Foundation or anyone else to deny that this is the case). Anyone who walks through central Blackpool will have encountered such individuals. Their behaviour can often be very intimidating and, frankly, annoying. The planning officers will already know that residents in the area of the proposal already live with a high level of noise and, sometimes anti-social behaviour connected to the holiday trade at the many hotels and bed and breakfast establishments in the area. Local residents accept this as part of living in a prime tourist location. However, I do not consider it reasonable to ask us to additionally cope with a very likely high increase in both noise and anti-social behaviour that this facility will bring. Given the nature of the intended use of this property and, in particular, the high concentration of such facilities that will arise in the immediate area if this proposal is approved there will be two facilities within approx. 500 metres with a third located within a further approximately 500 metres, I respectfully request that this application be placed before the full Planning Committee.

In summary, I object to the application on the basis that the proposed use of the development will undoubtedly have a serious negative impact on the character of the local area, particularly given that this would be the second such establishment operated by the Ashley Foundation within an approximate 500 metre distance and this would impose up to 30 individuals with potentially serious substance abuse, criminal record, homelessness or anti-social behaviour issues on a very compact area. The only fair approach is for these sort of facilities to be developed throughout the town rather than expecting small geographical areas to try and absorb and cope with the inevitable disruption that such facilities bring. To allow the development to go ahead would, in my opinion, represent the abandonment of the area on the part of the council.

The site of the proposed development is in an area with numerous pubs, clubs and off licences which affords easy access to cheap alcohol. It is also an area where drugs are openly and freely dealt (I know this from direct personal experience). This is a wholly inappropriate location for a facility where at least some of the residents are likely to be dealing with substance abuse issues. Presumably, the purpose of the facility is to help people deal with these misuse issues. The temptation to transgress would be immense with probable serious implications for both the users and for local residents. In fact, it is, to my mind, very surprising that the Ashley Foundation would consider this to be a suitable location. Users of the facilities planned for the development often lead chaotic, animated and noisy lives and they often befriend and mix with people with similar issues. To 'cram' potentially 30 individuals with these sorts of issues, not to mention their visitors and friends, into such a very small geographical area is unfair on the local residents.

Flat 2, 61 Dickson Road - I am a part time carer who looks after someone who lives just round the corner on Dickson Road from the proposed property and the rear of his property borders the gated section this proposed alteration is covered by. He would be most concerned for his safety if this application was granted and as one of his carers I would be prepared to take legal action in court against Blackpool Council and the Ashley Foundation to ensure his safety and also to my motor vehicle which parks in the gated section of Banks street this would cover. If a bike store was granted at the back of this building it would provide a very big safety and security risk to all who have access to/or have properties that have entranceways in this gated section as anyone would then have access instead of the gated section key holders who have paid to use the gated section. It is bad enough we have Ladbrokes, three public houses, two off licences and a supermarket that sells alcohol and all the associated problems such as noise and fights within 100 yards of the front door to his property without a half-way house for problem tenants that are on a curfew being unsupervised and left to their own devices just around the corner.

38A Banks Street - 38a Banks St is adjacent to the application site. After looking at the plans and talking with the Ashley Foundation I have no problems whatsoever with the development, conversion and future use of the building. My only concern which I have is the excess use of the alley gate where access to the property and to mine will become used at a higher frequency. The main reason is as I have lived at this property (five years) the gate is continually being broken and fixed, this is mainly due to the number of people parking their cars in the gated section and being continually slammed on closing. If there was a fire to

break out at the right hand side of my property and the gate is broken myself, 36a and soon to be 38 Banks Street would have no possible escape route. It is now more of a concern now that three flats could possibly be full with 6 people would be in the same position of being trapped. I have continually brought this to the attention of the Council, namely Health and Safety and Alleygate Management, at one point the gate was broken for over a month during the Christmas and New Year period which was not acceptable due to the Council offices being closed during this period. I'm sure you would agree that now the health and safety and fire risk situation is now paramount and should be re-assessed and a resolution to be found concerning the gates, either being changed or as I've suggested a small pedestrian gate at the side in the event the main gate is broken.

A letter of objection has been received from **Paul Maynard MP** as the surrounding area has long been established as a residential area for family units and holiday premises. Whilst largely supportive of the Ashley Foundation the organisation already has two hostels within Claremont ward and numerous hostels and 'move on' flats in the surrounding area. Although Claremont has good links to the job centre, council buildings and other amenities it is important that any future accommodation is situated in an ideal place to provide stability. Claremont is an area with numerous pubs, clubs, off licences and betting shops and is unfortunately one of the most deprived wards in Blackpool so may not be the ideal stepping stone for a person looking to re-establish themselves.

Everybody deserves a chance to find a quality, stable home, however residents have raised concerns over the potential backgrounds of people who may be moving in the proposed flats, including ex-offenders, people with addiction problems and mental health concerns and although the majority of residents are likely to be law abiding citizens who have fallen on hard times it should be noted there is genuine worry amongst residents that there may be increases in crime, anti-social behaviour and potential risks to children attending the nearby youth club.

The proposed bike store would be behind the alleygates which could create security issues as tenants would be expected to 'move on' regularly. Another concern is the nature of the area as Banks Street falls just outside the protected Holiday Accommodation area. It is important to keep in mind that the increase in small flats and HMOs has unfortunately had a negative impact on nearby guest houses and hotels. There is no exceptional need for additional flats in this area and the Council should respect the character of the area by not allowing this work to go ahead and concentrate on improving the quality of buildings in the area in line with the needs of the families and businesses nearby.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute towards sustainable development. There are three strands to sustainable development namely economic, social and environmental. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. Of the 12 core planning principles those that are relevant to this proposal are

summarised below:

Proactively drive and support economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Always seek to secure high quality and a good standard of amenity for all existing and future occupants of land and buildings; Encourage the effective use of land by reusing land that has been previously developed (brownfield land).

Part 6 - Delivering a wide choice of high quality homes. Housing applications should be considered in the context of the presumption in favour of sustainable development. It is acknowledged that proposals for housing development should be looked upon favourably if a Local Planning Authority is unable to demonstrate a five year supply of housing land. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Part 7 - Requiring good design. Planning decisions should aim to ensure that developments respond to local character and history. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. It is proper to seek to promote or re-inforce local distinctiveness.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan: Part 1 - Core Strategy has been adopted by the Council its meeting on 20 January 2016. The document will be published on the Council's website in due course. In accordance with paragraph 216 of the National Planning Policy Framework significant weight can now be given to the policies of the Core Strategy. Certain policies in the Saved Blackpool Local Plan have now been superseded by policies in the Core Strategy (these are listed in the appendices to the document). Other policies in the Saved Blackpool Local Plan will remain in use until Part 2 of the new Local Plan is produced.

The policies in the Core Strategy that are most relevant to this application are -

Policy CS7: Quality of Design
Policy CS12: Sustainable Neighbourhoods
Policy CS13: Housing Mix, Standards and Density

None of these policies conflict with or outweigh the provisions of the saved Local Plan Policies listed below.

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006 and the majority of its policies saved by direction in June 2009. The following policies are most relevant to this application:

LQ1 - Lifting the Quality of Design
HN5 - Conversions and Sub-divisions
BH3 - Residential and Visitor Amenity
AS1 - General Development Requirements (Access and Parking)

New Homes from Old Places Supplementary Planning Document/ National Technical Housing Standards.

Holiday Accommodation Supplementary Planning Document.

ASSESSMENT

Principle- It is important to note that this application is not for a residential institution, nor would any planning permission granted be personal to the applicants. The application, therefore, has to be assessed in land use terms with regards to both national and local planning policy and guidance on its merits taking into account matters including the impact on the character of the area and residential and visitor amenity, the quality of accommodation being proposed and also the existing/authorised use of the property.

In terms of the property already being in longstanding permanent residential use, a Certificate of Lawfulness has been granted for nine flatlets and more recently the property has been used as four-five permanent flats, not all of which appear to be self-contained, therefore the principle of converting the property into three self-contained flats is considered acceptable. Although given that the applicants, The Ashley Foundation, house primarily homeless single people, often with chaotic and difficult lives, it is considered necessary to restrict occupancy to one person per flat otherwise each flat may house unconnected/unrelated people resulting in three multiple occupied flats. This potential situation would potentially create much greater management issues and also potentially increase the impact on the surrounding area to an unacceptable level.

Impact of residential amenity/ character of the area- the character of the immediate area is mixed with permanent residential property and holiday accommodation being present in fairly equal measure. The two properties immediately to the east are sub-divided into flats, as is the application property, and the property immediately to the west across the access road is a hotel and there are hotels directly opposite which form part of a protected holiday area.

The fact that the property is being brought back into use and is currently boarded up and vacant and has a long established use as permanent flats with nine flatlets being granted a lawful use certificate in 1989 and more recently being used as four-five flats, not all of which are self-contained, it would be difficult to resist the application on the grounds that it is out of character or detrimental to residential amenity. The objectors' comments and concerns regarding the potential future tenants are noted but the application cannot be opposed on the basis of any alleged issues and problems they may have as what is being applied for is three flats not a residential institution. However in limiting the level of occupation to that stated by the applicants, that is one person per flat, the proposal is considered acceptable and takes due account of residents' expressed concerns.

Quality of accommodation- the proposal involves the creation of three self-contained flats, one on the ground floor and two further flats both occupying part of the first floor and part of the second floor and all accessed from the side elevation . A rear extension will be demolished to provide refuse and cycle storage within an enclosed rear yard. Each flat is shown as having two bedrooms and being able to accommodate three or four persons each and have a floor area of 61 sqm, 63 sqm and 71 sqm respectively. The National Technical Standards for Housing state that two bedroom, three person flats should be a minimum of 61 sqm and a two bedroom, four person flat should be a minimum of 79 sqm. Whilst two of the flats are therefore below the prescribed floorspace standards, given the fall back position of a much worse sub-standard residential layout and the intended imposition of a single person occupancy condition the proposal is considered acceptable.

Other issues- The issue of fire safety has been discussed with the Fire Officer and as there are alleygates at either end of the alley if one of the gates is broken there is still a means of escape. The security issue raised in terms of possession of alleygate keys is a management issue for the applicants with their future tenants as would be the return of keys to the property itself as and when residents move onto other accommodation. Cookson Street is nearer 600 metres from the application property and on the other side of the town centre and the proposal in planning terms has to be considered as three self-contained flats not as a 'halfway house' or a residential institution.

CONCLUSION

In land use planning terms the proposal is considered fairly straightforward and acceptable, the issues arise primarily from the applicants being involved in housing homeless persons who often have difficult and chaotic lifestyles but given the history and condition of the application property, the significant improvements to the standard of accommodation and the restriction to be placed on the occupancy of each flat that proposal is still considered acceptable and in accordance with local and national planning policy.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

None

HUMAN RIGHTS ACT

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998

BACKGROUND PAPERS

Planning Application File 16/0105 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

Recommended Decision: Grant Permission

Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority on 23 February 2016 including the following plans:

A015/201/P/01

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. No flat shall be occupied until all of the external alterations and the internal layouts and arrangements have been provided in accordance with the plans hereby approved. The layout of the accommodation and arrangements hereby approved shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the accommodation accords with the Council's approved Supplementary Planning Document, to safeguard the living conditions of the occupiers of the flats and to improve the external appearance of the property in accordance with Policies CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy and Policies LQ1, LQ10, LQ14, BH3 and HN5 of the Blackpool Local Plan 2001-2016.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority and each flat shall solely be occupied by one person unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and future occupants, and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy and Policies LQ1, BH3 and HN5 of the Blackpool Local Plan 2001-2016 and the National Technical Housing Standards.

Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.

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38 Banks Street, Blackpool, FY1 2AR



Plan shows area bounded by: 330719.5, 436660.88 330918.5, 436905.13 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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COMMITTEE DATE: 07/06/2016

Application Reference: 16/0193

WARD: Squires Gate
DATE REGISTERED: 21/04/16
LOCAL PLAN ALLOCATION: Resort Neighbourhood

APPLICATION TYPE: Full Planning Permission
APPLICANT: Harrow House Construction Ltd

PROPOSAL: 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.

LOCATION: 647-655 NEW SOUTH PROMENADE AND 2-8 HARROW PLACE,
BLACKPOOL, FY4 1RP

Summary of Recommendation: Grant Permission

CASE OFFICER

Mr G Johnston

SUMMARY OF RECOMMENDATION

This proposal is seeking to regenerate some disused care homes within a bold modern building which pays homage to the Crescent to which it would be attached. At the same time it seeks to respect the setting of the building by stepping down from a focal point on the corner to the Crescent to the south and houses to the east. It is seeking to respond to the design criteria set out in Policies LQ2 and LQ4 of the Blackpool Local Plan and Policy CS7 of the Blackpool Local Plan: Part 1 - Core Strategy by creating a landmark building on this prominent Promenade frontage. The proposal would also seek to balance this regeneration with protection of the amenities of the residents to the east of the site consistent with the aims of Policy BH3 of the Blackpool Local Plan and Policy CS7 of the Blackpool Local Plan: Part 1 - Core Strategy.

Given the shape layout of the application site it is not possible to provide a significant level of off street car parking on the site (19 spaces) and hence the applicants have approached the Council to reconfigure Harrow Place to maximise the number of parking bays which could be created on the proposed one way street. This would still mean that there would only be the potential for 81 car parking spaces for the 113 flats. The site is opposite the tram line and has

the No.1 bus service running down the Promenade with other bus services on Harrowside not too far distant.

It is felt that the regeneration benefits of the proposal outweigh the disadvantages of not providing one car parking space per flat. The applicant has sought to demonstrate that the viability of the proposal would not support an affordable housing contribution but the proposal would fund off site open space improvement provision. On this basis the proposal is considered acceptable and is recommended for approval subject to conditions.

INTRODUCTION

This application involves a consortium of property owners and one of the owners has recently converted 653-655 New South Promenade into 11 flats and two maisonettes (14/0448 - External alterations including removal of existing sunlounge and reinstatement of ground floor bay windows to front elevation, installation of new doors and juliet balconies to rear elevation, formation of roof terrace with glazed balustrade, and use of premises as altered as 11 self-contained permanent flats and two maisonettes, with associated landscaping, cycle and bin stores) including undertaking external alterations to reinstate the original facade of the building. Originally members of the consortium were looking to submit individual applications for their respective properties within the application site. However, your officers felt this was the wrong approach and suggested that there should be one application encompassing the whole frontage to New South Promenade and Harrow Place. There were also concerns regarding the design of the proposal and there followed a series of meetings between members of the consortium and your officers which focussed on the relationship of the proposal to the existing crescent, the need to 'celebrate' the corner where New South Promenade and Harrow Place meet and the need to have regard to the residential properties to the east of the site. The application has resulted from those discussions.

SITE DESCRIPTION

This application relates to a site to the south of the Solaris Centre on New South Promenade. The site is at the northern end of the southern Crescent and comprises properties fronting New South Promenade and Harrow Place. The properties are within a Resort Neighbourhood as identified in the Blackpool Local Plan 2001-2016 but are not identified as being part of a Main Holiday Accommodation Area in the Holiday Accommodation Supplementary Planning Document of 2011. The properties are former care homes which have been vacant for some three years. To the south of the site is holiday accommodation and to the east fronting Harrow Place and Clifton Drive are residential properties. There is a rear alley between Harrow Place and Cardigan Place (to the south) which serves the properties fronting New South Promenade and properties fronting Clifton Drive. The application also includes the carriageway and footways to Harrow Place.

DETAILS OF PROPOSAL

The proposal is to refurbish and extend the existing properties to create 113 flats in the form of an L shaped block which would rise from its eastern and southern sides to create a focal

point at the junction of New South Promenade and Harrow Place. There would be 19 x one bed flats, 86 x two bed flats and 8 x three bed flats and the distribution of the flats would be as follows -

ground floor -19

first floor - 17

second floor - 18

third floor - 18

fourth floor - 20

fifth floor -13

sixth floor - 8 (with one flat extending up into a seventh floor)

The building would have a frontage of 34 metres to New South Promenade, 61 metres to Harrow Place and 31 metres to the rear alley which runs between Harrow Place and Cardigan Place. The building would have a staggered frontage to New South Promenade of between 4 to 10 metres. It would be set in front of 10 Harrow Place by 6.55 metres at ground floor level and 4.15 metres on the upper floors. It would step up from the existing Crescent height of 12 metres to 23.5 metres at the corner and step down in an easterly direction to 15 metres adjacent the rear alley which runs between Harrow Place and Cardigan Place (for comparison, the Hampton By Hilton proposal for part of the Crescent to the north of the Solaris Centre would be 14.6 metres high and the scheme refused at the last meeting of the Planning Committee would have had a height of between 16 metres and 19 metres). The building has been designed to produce stepped elevations to New South Promenade and Harrow Place to reflect the transition between the proposal and the existing Crescent to the south and residential properties to the east and allow for a focal point at the junction of New South Promenade and Harrow Place.

Five car parking spaces would be provided on the New South Promenade frontage of the site and 14 spaces to the rear. Harrow Place would be re-modelled to become a one way road with dedicated parking bays for 62 cars either side of the road. The junction of Harrow Place and New South Promenade would also be re-configured. With the off street and on street car parking there would be 81 spaces for the 113 flats. Cycle parking and bin storage would be provided to the rear of the flats.

The building would have two entrances from New South Promenade and would have four entrances from Harrow Place. The building has been designed to have a strong base, middle and a top but would also have strong vertical features to help break up the elongated nature of the building and pick up on the fact that the existing crescent comprises a series of frontages. The top would be a mansard style to reflect the mansard roof on the existing crescent. The building would step up from the east and the south to create a strong corner feature. The elevations would be granite faced at ground floor level with render above and topped with an artificial slate to the mansard. The windows and doors would be grey and balconies would be simple glazing (there would be a continuous balcony at first floor level and then sporadic balconies on the New South Promenade and Harrow Place elevations). A low rendered wall and planting would be provided on the frontage to the site.

The application is accompanied by a Design and Access Statement, Planning Statement, Bat Survey and Viability Assessment

MAIN PLANNING ISSUES

The key issues relate to the principle of the development in terms of the design policies - LQ1, LQ2, LQ3 and LQ4 of the Local Plan (and CS7 of the Core Strategy) the amenity policy - BH3; and the accessibility policies - AS1 and AS2.

Key specific issues relate to:

- principle of the proposal
- nature of the accommodation
- scale and impact on residential amenity
- traffic/transportation issues

These issues will be discussed in the assessment section of this report.

CONSULTATIONS

United Utilities: With reference to the above planning application, United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region:

Drainage Comments

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. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

Drainage Conditions

United Utilities will have no objection to the proposal and therefore request no conditions are attached to any approval.

Water Comments

Our water mains will need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under

Sections 41, 42 and 43 of the Water Industry Act 1991. Each individual unit will require a separate metered supply at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. The level of cover to the water mains and sewers must not be compromised either during or after construction. Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains/public sewers.

General comments

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 0370 751 0101 to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Blackpool Services Directorate: Prior to commencement of development; proposed hours of work and a noise, vibration and dust management plan relating to the control of the above shall be submitted. All approved measures identified shall be implemented and maintained throughout the duration of the works.

Police: No objections in principle to the proposal. Recommends that the flats are constructed to Secure by Design standards. Recommends entrances and exits to/from the flats are fitted with access control measures (keypad/swipe card activated pad) and doors/windows have security bar or chain. Suggests CCTV for the area to the rear of the flats and security lighting. Recommends landscaping maintained at a height of 1 metre to avoid areas of concealment

Head of Transportation: The principle of development is accepted. There is still a requirement to stop-up part of the public highway to remove highway rights, best done under the Town and Country Planning Act to allow development to commence. There will be no objection to this from a highways point of view.

There is a lighting column in the vicinity which will require relocating. At present there is an island within the centre of Harrow Place (western end), a combined illuminations attachment pole and lighting column is within the island. The proposed scheme clearly indicates the removal of the island, yet lacks detail i.e. the existing pole within the island and the catenary pole on the west side. Further consideration must be given to this and how the equipment is re-positioned. The column serves three uses - street lighting, illumination features and tramway infrastructure. Parking provision is underprovided even if the off-site parking scheme is implemented. I must stress that the creation of an isolated residents parking's scheme (funded by others) is likely to set an unsustainable precedent and encourage further demand in this area. In recent years the Council has received and fought requests from South Crescent, New South Promenade, Clifton Drive, Bosworth Place, Carlyle Avenue and Napier Avenue. It may make it difficult for highways to refuse future requests if this is supported. The

agent has argued that the previous use generated high vehicle movements with little or no off-street parking. The information given stipulates the following: the previous use of hotels and nursing homes would have had occupation levels of approximately 120 staff plus approximately 30 guests at any one time plus other vehicles from deliveries, visitors, doctors, solicitors etc. Normally, we would not support such a parking scheme on the public highway, however if problems arise in future years (if the parking scheme is not implemented) Highways may have to address the problems and it is becoming more and more difficult to divert funding away from worthwhile schemes to deal with parking related problems around Blackpool. So as a one-off, we could agree to this. Due to the shortfall between the number of units and proposed off-site parking spaces, I consider it necessary to seek a separate contribution to deal with parking problems in future years, a realistic timescale to address any problems would be five years from first occupation.

The proposed on-street parking spaces must cater for dual use, not just future residents. There is a clear demand in this area.

Blackpool International Airport: no comments received at the time of writing this report. Any comments received will be reported in the Update Note

Electricity North West Ltd: no comments received at the time of writing this report. Any comments received will be reported in the Update Note

PUBLICITY AND REPRESENTATION

Press notice published: 28 April 2016

Site notice displayed: 21 April 2016

Neighbours notified: 22 April 2016

Mr D Chapman and Ms B Johnson, 106 Clifton Drive, Blackpool, FY4 1RR

Although they are pleased to see improvements to the site they are concerned regarding the height of the proposed development and the possible impact on daylight and sunlight in terms of the relationship of the building to their property.

Mr P Hyatt 32 Clifton Drive, Blackpool, FY4 1NX

The development appears to be out of character with the surrounding neighbourhood and, in my view, will spoil the line of the existing Crescent because of its height and mass. It could also increase traffic in an already busy area and lead to parking issues for local residents.

Mr J Benson 91 Clifton Drive, Blackpool, FY4 1RS

Whilst we applaud the fact that work is finally being initiated to improve the appearance of the derelict properties on New South Promenade, we wish to object to the plans on the following grounds:

1. We would question the term "remodelling" of the existing buildings as it would appear that the present buildings are being demolished and replaced entirely.

2. The height of the proposed buildings is out of proportion to the surrounding area where most of the hotels have a maximum height of five storeys; none of the other plans submitted or approved for this area are as high as eight storeys. This would mean that houses on Clifton Drive would be considerably overlooked and this will devalue our properties.
3. There is not enough parking allowed for. Some of the flats have accommodation for five people, so the car parking provision should be greater.
4. The plans show provision of car parking on Harrow Place can only be achieved by narrowing the road and making it one way with parking bays, which could well lead to traffic problems in the area given the already existing traffic from the hotels in season, plus the additional parking needed by the other plans already either approved or submitted.

Mrs P Storton 10 Harrow Place, Blackpool, FY4 1RP

Has raised concerns in relation to the following planning policies which have been lifted from Blackpool Local Plan 2001 – 2016:

Policy LQ2 concerns (quote from Policy LQ2 of the Blackpool Local Plan)

"Consideration should be particularly given to respecting and enhancing the established building line and the scale, massing, vertical and horizontal rhythms and materials of neighbouring buildings, streets, frontages and areas with a consistent townscape character will be identified by the Council through Character Area Appraisals."

1) Does the proposal respect the build line? "Consideration should be particularly given to respecting and enhancing the established building line and the scale, massing, vertical and horizontal rhythms".

a) The north side of the proposal does not respect or enhance the established building line. The ground floor will extend outward from original build line by 6.55 metres (an additional 2.9 metres to that of the "unfortunate add-ons" as described by the proposals planning statement page 15 section 5.8). This amounts to an extension to the already long implemented extension of 3.65 metres. The first floor is being extended outward from existing build line by 4.15 metres. 10 Harrow Place aligns with the original build line of the proposed development. Therefore the proposal's east face will jut out and additional 6.55 metres from the original build line. The proposed development does not respect the building line and further infringes the original line by compounding the first infringement of the "add-ons".

Attachment A (attached at Appendix 8a to this report) illustrates the build line issue. The original build line is marked. Also marked is final 6.55 metre ground floor extension and 1-5 floors 4.14 metres extension. The ground extension projection is almost equivalent to the width of 10 Harrow Place (including "unfortunate add-ons")

b) Has consideration of the massing of the north side been respected? Taking into consideration just the first five floors of the proposal, the scale/mass of the building will increase by 53% minimum (yellow in **Attachment B** which has been attached at Appendix 8a

to this report). This increase in scale/mass of the building indicates little consideration to scale/mass and facilitates the infringement of the build line as described above. Considering the west view as a whole, the massing has doubled and has increase by at least 125%.

Attachment B (attached at Appendix 8a to this report) illustrates this massing issue. It is the proposed "Alleyway"(east) elevation with the "current" building (pink) and 10 Harrow Place (blue) superimposed. The Yellow is proposed extension/addition to the alleyway wall. The white is the rest of the 6-8 floor development projecting westward.

2) Another quote from Policy LQ2 - "Streets, frontages and areas with a consistent townscape character", "Contemporary and individual expressions of design will be encouraged but it may also be appropriate for designs to respond to the prevailing design character of the surrounding area".

The development proposes to convert a part of what can be described as a prevailing Edwardian four storey crescent/block. The radical design is clearly inconsistent and bears no similarity to the rest of the crescent/block and therefore does not fit the prevailing "consistent townscape character".

A section of the crescent has been converted into flats under plan 14/0448(see **Attachment D** attached as Appendix 8a to this report). This plan converted 653-655 NEW SOUTH PROMENADE (adjoining the proposed development) and is clearly "consistent townscape character". This implemented development represents the exemplar of what can be done and clearly satisfies Policy LQ2 etc. Even the "unfortunate add-ons" were removed.

Policy LQ4 concerns (quote from Policy LQ4 of the Blackpool Local Plan)

"(B) Scale - The scale, massing and height of new buildings should be appropriate for their use and location and be related to: (i) the width and importance of the street or space (ii) the scale, massing and height of neighbouring buildings."

All the builds associated with the crescent as is, are consistent in scale/size, proportion, height and make up a uniform symmetrical building structure. The proposed build clearly does not satisfy scale/size, proportion, height with respect to neighbouring buildings. The reasons given above apply. The existing crescent is four storey, where the proposal rises from five-eight. This is hardly consistent with the neighbouring buildings. The scale/mass of the building will increase by 53% minimum (considering first five floors only). This increase in scale/mass of the building indicates little consideration to scale/mass as per Policy LQ4 and facilitates the infringement of the build line as described above.

Listed below are my objections to the proposed development and its effects on 10 Harrow Place.

1) The lounge patio window of 10 Harrow Place directly facing the east wall of the proposed development let's 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.

2) 70% of the current view from the above patio window of the solarium, promenade, street, sky, will be replaced by a view of the east wall of the proposed development. The resulting view will be of the sky only.

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 eight 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 louvred window or opaque glass be used for all these windows?

4) The north side balconies nearest the alleyway will all 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 six foot hedge planted in order to gain such privacy for our garden in the summer months.

5) The front garden/north side views will be further obscured by extra jutting out of the north side extension as described above. To a lesser extent, this will also be true of the main lounge/and bedrooms.

6) The solar panel installation on 10 Harrow Place will be less efficient due to the fifth floor casting a shadow for resulting in an approximate 15% loss of generation capability. The panels were installed on the eastside of 10 Harrow Place in order to minimise the shadow effect. This shadowing effect will be worsened by the proposed development.

Summary

My objections to this proposal are listed above. Clearly the current state of the buildings proposed for development needs to be addressed. What is being proposed is clearly radical in design and scale. It clearly infringes Local Plan policies LQ2 and LQ4 by not respecting the rhythms and materials of neighbouring buildings, frontages of buildings/neighbourhood. The proposal refers to the THEORETICAL 12/0362 development (***Renewal of outline planning permission 09/0253 for the erection of 120 bedroom hotel of between two and eleven storeys in height, including health club/spa, pool/gym and penthouse flat, with associated car parking at basement and ground level and servicing - site of the Palm Beach Hotel, New South Promenade***) in order to justify this radical proposal. This is a weak justification when there already exists 14/0448 (653-655 NEW SOUTH PROMENADE) which has been implemented and completed (except parking). 14/0448 development is next to/adjoining the buildings block proposed in the proposed development 16/0193 and in fact was developed by Ron Richardson (one of the developers of the new proposal 16/0193). 14/0448 complies with

all planning policies LQ2, 3, 4 etc. and is certainly consistent with current buildings and area. What is needed is lashings of proposals such as 14/0448. Indeed 14/0448 represents a tried and tested exemplar for what should be done for both crescents on New South Promenade. Can we have more of this type of development please?

Being a resident "the littleman" I'm/we are depending on the planning department to ensure fair play is applied and planning rules/policies/frameworks are applied consistently for residence and business. These policies were strictly adhered to when I had a planning application 06/0861 for a 3 metre by 3 metre Victorian type brick conservatory rejected. Eventually we had a plan accepted which involved a 50% reduction in length to 1.5m. The proposal requires a minimum 53% increase in mass/volume (considering first five floors only), this is one hell of a big extension.

There is an alternative solution. The Council will ultimately be faced with a choice between a radical design which is totally out of character with what exist which maximises the number of flats to maximise developer profit or, facilitate a development such as 14/0448 (653-655 NEW SOUTH PROMENADE) which is truly consistent with Local Plan policies and is in keeping/consistent with current build, the downside for the developer is reduced number of flats. The developer initially expected the development to yield 69 flats. Ron Richardson Ltd development 14/0448 of 13 actually implemented flats didn't put Ron Richardson off to later purchase of 2-8 Harrow Place leading to this proposal. In fact the proposed development has been gutted and is an empty shell in anticipation of gaining some sort of planning permission.

Footnote re: spin of proposal

The proposal's planning statement "eggs the pudding" where it appears to be advantageous to do so and down plays intents of policies and effects on the locals. Sections 5.21, 6.4 and 6.5 trivialises the scale of Policy BH3 "privacy, outlook, and levels of sunlight and daylight", Policy CS7 "visual intrusion, overlooking, shading, noise and light pollution or any other adverse local impact on local character or amenity" for the reasons I've given. The only recognition of effects on 10 Harrow Place, et'al are the addition of the extra floor and impact of privacy. The scale of the privacy issue is simply not addressed. The effects of the 5th floor are trivial when considered against the build line issue which is simply not mentioned as an impact where it specifically does have an impact.

Though the following point would only be spotted by residence with a direct view onto Harrow Place Rd, **Attachment C** (attached at Appendix 8a to this report) details the front page Gazette image 3rd May(proposed CGI 256697 contained in 16/0193) of the proposed, it includes a very small image of the gable end of 10 Harrow Place. This is a total misrepresentation in that the proposed would completely obscure 10 Harrow Place, see Attachment3 which details the lines of sight as per Gazette and where the correct "Actual Line for Proposal". It has been necessary to point out the misrepresentation as the developer could reference the image as evidence to discredit points re buildline/obstruction and impact of view made in this document. To view 10 Harrow place as per Gazette, the observer would have to be 65 metres further north up the New South Promenade.

As a last thought I'd raise this safety issue. The one way traffic direction onto the New South Promenade would indicate vehicles are forced to turn right across oncoming traffic. Is this really desirable? The current proposal has the advantage of a few more parking spaces made available at the very west end of Harrow Place.

Mrs E Anker 81 Clifton Drive, Blackpool, FY4 1PH

I am objecting to the height, and the design is ugly, not in keeping with the area. The parking will be a problem, we have problems now Well seen you don't live in the area parking has always been chaos.

Dr M Cohen 102 Clifton Drive, Blackpool, FY4 1RR

Has concerns about the scale and the height of the proposed development and the possible impact on daylight and sunlight in terms of the relationship of the building to his property. Considers the proposal would adversely affect local residents through noise and disturbance. Concerned that the 113 flats will generate significant additional traffic with associated traffic noise and the extra vehicles will be detrimental to highway safety - additional on street parking and congestion. Also concerned about the lack of landscaping.

Mr D McGrath, Solarium, Promenade, Blackpool, FY4 1RN

Car parking - At the Solaris Centre we are pleased to see the provision of 62 on-street car parking spaces along Harrow Place, a welcome increase on the current provision. However the introduction of public pay and display and residents' permit car parking is likely to have a negative impact on our business by making the Solaris Centre a less attractive venue for meetings, our business tenants and customers.

In addition a petition from the **South Shore Action Group** has been received objecting to the proposed development (scale and height/impact on the area/traffic noise, congestion and parking/lack of landscaping). The petition contains 19 signatories from the local area.

The issues raised will be covered in the assessment part of this report.

One letter of support has been received:

Mr K Hoskins Carn Brae Hotel, 657-659 New South Promenade, Blackpool, FY4 1RN

Having lived next door to an empty building for over 12 years putting up with damp problems, pigeon infestation and seeing the adjoining building go into disrepair.

I was so please when someone finally bought the empty buildings and had the foresight to do something with them.

I've seen the plans and would like to say this is what Blackpool needs to move forward in to the 21st century..!! And how people can say this will devalue their properties is insane, we are talking about luxury sea front apartments it will improve the area.

I want you to know I am behind it all the way

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 2 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 reiterates this requirement.

Paragraph 12 states that the NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless material considerations indicated otherwise. It is highly desirable that Local Planning Authorities have an up to date plan in place.

Paragraph 14 states - at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as whole; or
 - specific policies in this Framework indicate development should be restricted.

Paragraph 17 sets out the 12 core land-use planning principles which should underpin both plan-making and decision-taking which include to proactively drive sustainable development and secure a high standard of design and a good standard of amenity.

Paragraphs 47-52 deal with the supply of housing.

Paragraph 56 states that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making places better for people.

Paragraph 61 states that although visual appearance and architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations.

Paragraph 150 emphasises the importance of Local Plans in delivering sustainable development. It reiterates the point that planning decisions should be made in accordance with the 'Local Plan' unless material considerations indicate otherwise.

Paragraph 186 states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.

Paragraph 187 states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Paragraph 196 states that the planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This Framework is a material consideration in planning decisions.

Paragraph 216 of the NPPF allows relevant policies to be given weight in decision-taking according to the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

BLACKPOOL LOCAL PLAN PART 1 : CORE STRATEGY

The Blackpool Local Plan: Part 1 - Core Strategy has been adopted by the Council at its meeting on 20 January 2016. The document will be published on the Council's website in due course. In accordance with paragraph 216 of the National Planning Policy Framework significant weight can now be given to the policies of the Core Strategy. Certain policies in the Saved Blackpool Local Plan have now been superseded by policies in the Core Strategy (these are listed in the appendices to the document). Other policies in the Saved Blackpool Local Plan will remain in use until Part 2 of the new Local Plan is produced.

The policies in the Core Strategy that are most relevant to this application are -

- CS1 - strategic location for development**
- CS2 - housing provision**
- CS5 - connectivity**
- CS7 - quality of design**
- CS9 - water management**
- CS10 - sustainable design**
- CS11- planning obligations**
- CS12- sustainable neighbourhoods**
- CS13 - housing mix density and standards**
- CS 14 - Affordable housing**

None of these policies conflict with or outweigh the provisions of the saved Local Plan Policies listed below.

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006 and the majority of its policies saved by direction in June 2009. The following policies are most relevant to this application:

Policy LQ1 Lifting the Quality of Design states that new development will be expected to be of a high standard of design and to make a positive contribution to the quality of its surrounding environment.

Policy LQ2 Site Context states that the design of new development proposals will be considered in relation to the character and setting of the surrounding area. New developments in streets, spaces or areas with a consistent townscape character should respond to and enhance the existing character. These locations include locations affecting the setting of a Listed Building or should be a high quality contemporary and individual expression of design.

Policy LQ4 Building Design states that in order to lift the quality of new building design and ensure that it provides positive reference points for future proposals, new development should satisfy the following criteria:

(A) Public and Private Space - New development will need to make a clear distinction between areas of public and private landscaping utilising appropriate landscaping treatments. Residential developments will be expected to achieve a connected series of defensible spaces throughout the development.

(B) Scale - The scale, massing and height of new buildings should be appropriate for their use and be related to:

- (i) the width and importance of the street or space.
- (ii) the scale, massing and height of neighbouring buildings.

(C) Design of Facades - The detailed appearance of facades will need to create visual interest and must be appropriate to the use of the building. New buildings must have a connecting structure between ground and upper floors composed of:

- (i) a base, of human scale that addresses the street.
- (ii) a middle, of definite rhythm, proportions and patterns, normally with vertical emphasis on the design and positioning of windows and other architectural elements.
- (iii) a roof, which adds further interest and variety.
- (iv) a depth of profile providing texture to the elevation.

(D) Materials - need to be of a high quality and durability and in a form, texture and colour that is complementary to the surrounding area.

Policy HN4 - Windfall Sites -allows for housing development on vacant, derelict or underused land subject to caveats.

Policy HN5 - Conversions and sub divisions

Policy BH3 Residential and Visitor Amenity states that developments will not be permitted which would adversely affect the amenity of those occupying residential and visitor accommodation by:

(i) the scale, design and siting of the proposed development and its effects on privacy, outlook, and levels of sunlight and daylight;

and/or

(ii) the use of and activity associated with the proposed development;

or by

(iii) the use of and activity associated with existing properties in the vicinity of the accommodation proposed.

Policy BH4 - Public Safety - seeks to ensure air quality is not prejudiced, noise and vibration is minimised, light pollution is minimised, contaminated land is remediated and groundwater is not polluted.

Policy BH10 - Open Space in New Housing Developments - sets out the need for open space as part of developments and where full provision is not made a commuted sum should be sought.

Policy NE6 - Protected Species - seeks to ensure that development does not adversely affect animal and plant species that are protected.

Policy AS1 General Development Requirements states that development will be permitted where the access, travel and safety needs of all affected by the development are met as follows:

- a) convenient, safe and pleasant pedestrian access is provided
- b) appropriate provision exists or is made for cycle access
- c) effective alternative routes are provided where existing cycle routes or public footpaths are to be severed
- d) appropriate access and facilities for people with impaired mobility (including the visually and hearing impaired) are provided
- e) appropriate provision exists or is made for public transport
- f) safe and appropriate access to the road network is secured for all transport modes requiring access to the development
- g) appropriate traffic management measures are incorporated within the development to reduce traffic speeds; give pedestrians, people with impaired mobility and cyclists priority; and allow the efficient provision of public transport
- h) appropriate levels of car, cycle and motorcycle parking, servicing and operational space are provided, in accordance with standards set out in Appendix B.

Where the above requires the undertaking of off site works or the provision of particular services, these must be provided before any part of the development comes into use.

Supplementary Planning Guidance Note 11: Open Space: provision for new residential development and the funding system.

New Homes from Old Places Supplementary Planning Document (and Technical Housing Standards - nationally described space standard).

Holiday Accommodation Supplementary Planning Document.

ASSESSMENT

Principle of the proposal- Although the properties are within a Resort Neighbourhood, the extent of which is identified on the Proposals Map to the 2006 Blackpool Local Plan, they are not within a Main Holiday Accommodation Area, which is identified in the Holiday Accommodation Supplementary Planning Document. The properties have been vacant for some time and as they were previously care homes there is no fundamental objection to them being replaced by residential development. Indeed Policy CS2 of the Blackpool Local Plan: Part 1 - Core Strategy recognises that part of the Council's future housing requirement will come from residential schemes on the seafront, which provide a high quality residential offer. Given this is a brownfield site in a sustainable location the principle of residential development is acceptable and would be consistent with Policies CS1 and CS2 of the Blackpool Local Plan: Part 1 - Core Strategy.

Nature of the accommodation - There would be 19 one bed flats, 86 two bed flats and eight three bed flats. In terms of Policy CS13 of the Blackpool Local Plan: Part 1 - Core Strategy 83% of the flats would comprise two or more bedrooms (the requirement in the policy is 70%). The vast majority of the flats would meet the minimum floorspace standards set out in the Technical Housing Standards - nationally described space standard and in most cases would surpass those minimum requirements. On each floor approximately 75% of the flats would face either New South Promenade or Harrow Place. The flats facing Harrow Place and New South Promenade would contain picture windows to maximise the views and a number of properties would have balconies. There would be a small courtyard to the rear with bin storage, cycle storage and some car parking.

Scale and impact on residential amenity - Members will recall that comparisons were made between the Palm Beach Hotel site proposal (proposed Hampton by Hilton Hotel) and the Waldorf, Kimberley, Henderson hotels site proposal (99 flats) at the last meeting of the Planning Committee and the details are reproduced here for members information:

Palm Beach hotel site proposal (proposed Hampton by Hilton Hotel) - the overall height would be 14.6 metres (four storeys in height). It would be 11 metres from the rear boundary of the properties fronting Clifton Drive.

Waldorf, Kimberley, Henderson hotels site proposal (99 flats) - the bulk of the height fronting New South Promenade would be 16 metres but it would rise to 19 metres at the corner of New South Promenade and Wimbourne Place (6-7 storeys in height). There would be two rear wings to the building - one stepping down to 8 metres in height where it would be 6 metres from the rear boundary of the properties fronting Clifton Drive and the other stepping down to 12.5 metres where it would be 16 metres from the rear boundary of the properties fronting Clifton Drive.

In this case at its southern end (New South Promenade frontage) the building would be 15 metres high (the remainder of the Crescent to the south is 12 metres high). Moving northwards it would step up to 19 metres in height, then 20.5 metres and culminate at 23.5 metres in the form of the corner feature. At its eastern end (Harrow Place frontage) it would be 15 metres high and would step up to 18 metres, then 21 metres and culminate at 23.5 metres in the form of the corner feature. In terms of the relationship with the properties in Harrow Place and Clifton Drive it would be 15 metres in height within 6 metres of the rear boundary of the properties. At 18 metres in height it would be 19 metres away, at 21 metres it would be 32 metres away and the corner feature would be some 57.5 metres away. This stepping up of the building would assist in minimising the impact on the amenities of the residents whilst allowing for the creation of a feature at the corner of Harrow Place and New South Promenade. It would also assist in terms of the transition between the building and the remainder of the Crescent. This approach was employed in relation to the two proposals for the northern end and southern end of the Crescent to the north of Solaris, although in those cases the stepping up was to 11 storeys in height (09/0616 and 09/0617 refer).

The building would also step out in terms of the existing Crescent frontage and in relation to 10 Harrow Place. In the case of the former it would project in four sections including the corner feature. This would give the building some vertical emphasis and replicate the vertical breaks in the existing Crescent. On the Harrow Place frontage the building would project by 6.55 metres at ground floor level and 4.15 metres on the upper floors (there would also be some further stepping out of the frontage as the building moves away from 10 Harrow Place).

Policy LQ2 of the Blackpool Local Plan requires new development to be considered in relation to the character and setting of the surrounding area. The application site is part of an inter war crescent of some four storeys in height including the roofspace. To the east of the site is more modern detached housing. The block (New South Promenade/Harrow Place/ Clifton Drive and Abercorn Place) within which the application site sits has two differing characters. The application is seeking to respond to the Crescent character in terms of having a strong base, a middle and a top. It is a modern design which is paying homage to some elements of the Crescent - vertical breaks, mansard style roof, rendered finish and which seeks to address the transition with the remainder of the Crescent by stepping up the building and stepping the building out to give a strong feature on the corner of New South Promenade and Harrow Place. It would not slavishly adhere to the Crescent but instead it seeks to make a bold statement at the northern end of the Crescent consistent with part (B) (ii) of the policy.

Policy LQ4 of the Blackpool Local Plan seeks to lift the quality of new building design. In this case the building would fulfil the requirements of part (B) in tapering down to neighbouring

buildings. It would create a landmark building on a prominent corner with extensive views from all directions given the extent of the Promenade to the west and the single storey Solaris building on the site to the north. It would achieve the requirement for larger scale and height buildings on the Promenade whilst seeking to provide an acceptable transition with the Crescent and properties to the east. It would meet the criteria in part (C) in having a defined base, middle and top and the facades would include extensive profiling to break up the mass of the building and reflect the vertical characteristics of the Crescent. Policy CS7 of the Blackpool Local Plan: Part 1 - Core Strategy echoes a number of these considerations.

The eastern elevation of the building would contain some 49 windows and the side elevation of 10 Harrow Place does contain one window and there would be the potential for overlooking garden areas. 102-106 Clifton Drive do have windows on the rear elevation and rear garden areas which could be overlooked. The proposed windows in the eastern elevation of the building would measure 2000mm x 600mm so it would be possible to obscure glaze the bottom half of the windows and have the top half clear glazed. This would reduce the potential for overlooking without adversely affecting the amenity of the occupiers of the proposed flats. I am awaiting an amended plan to cover this matter and will provide an update in the Update Note. In a similar vein, the eastern side of the proposed balconies on the Harrow Place elevation could be fitted with glazed privacy screens. In this way the proposal would not compromise Policy BH3 of the Blackpool Local Plan and Policy CS7 of the Blackpool Local Plan: Part 1 - Core Strategy.

The southern elevation of the building would have projecting and recessed elements which would limit the potential for overlooking. In addition there would be fewer windows and any views from these windows would be from an oblique angle.

The building would be due west of 10 Harrow Place and 102-106 Clifton Drive and to the north of other properties in Clifton Drive. As such it would provide some shading of the gardens from the afternoon onwards but this happens to some extent at the present given the height and length of the existing building adjacent the rear alley.

It is acknowledged that the building would project in front of 10 Harrow Place but as mentioned above the character of the block bounded by Harrow Place, Clifton Drive, Abercorn Place and New South Promenade has two different characters. The western part is defined by the north and south Crescents which are four storey buildings whereas the eastern part is detached houses. This proposal relates to the western part and is seeking to regenerate the site. The forward projections of the proposed building at ground floor and upper floor levels would only be visible at an oblique angle from the windows in no 10 Harrow Place and are therefore considered acceptable.

Traffic/transportation issues - The scheme would not provide car parking on a one space per flat basis but the site is located opposite the tram services and close to bus services on New South Promenade and Harrowside and within walking distance of the train stations at Squires Gate and Blackpool Pleasure Beach. On this basis it is considered that the level of car parking proposed is acceptable. Given the configuration of the site it is not possible to secure more off street car parking at the rear of the proposed development. The re configuration of

Harrow Place is considered acceptable although it is acknowledge that the cars using the 62 car parking spaces would have to turn either left or right onto the Promenade (they could not use Clifton Drive as a means of exit).

Other Issues - The proposal would generate the requirement for a commuted sum of £77,228 (19 x £516/86 x £688/8x £1032) towards the provision/upgrading of off site public open space. The applicant has agreed to pay this and its provision would be secured by a condition. The applicant has submitted viability information with regard to the issue of a prospective affordable housing contribution, given that Policy CS14 of the Blackpool Local Plan: Part 1 - Core Strategy would ordinarily require 30% of the 113 flats to be affordable (34 in this case) and it demonstrates that the scheme cannot support such a requirement. The appraisal has been checked in respect of anticipated sales values, build costs, professional fees, finance costs, land values, profit expectation and has been found to be realistic in terms of its assumptions. The Bat Survey submitted with the application has not indicated the presence of any bats in the buildings.

CONCLUSION

This proposal is seeking to regenerate some disused care homes within a bold modern building which pays homage to the Crescent to which it would be attached. At the same time it seeks to respect the setting of the building by stepping down from a focal point on the corner to the Crescent to the south and houses to the east. It is seeking to respond to the design criteria set out in Policies LQ2 and LQ4 of the Blackpool Local Plan and Policy CS7 of the Blackpool Local Plan: Part 1 - Core Strategy by creating a landmark building on this prominent Promenade frontage. The proposal would also seek to balance this regeneration with protection of the amenities of the residents to the east of the site consistent with the aims of Policy BH3 of the Blackpool Local Plan and Policy CS7 of the Blackpool Local Plan: Part 1 - Core Strategy.

Given the shape layout of the application site it is not possible to provide a significant level of off street car parking on the site (19 spaces) and hence the applicants have approached the Council to reconfigure Harrow Place to maximise the number of parking bays which could be created on the proposed one way street. This would still mean that there would only be the potential for 81 car parking spaces for the 113 flats. The site is opposite the tram line and has the No.1 bus service running down the Promenade with other bus services on Harrowside not too far distant. It is felt that the regeneration benefits of the proposal outweigh the disadvantages of not providing one car parking space per flat. The applicant has sought to demonstrate that the viability of the proposal would not support an affordable housing contribution but the proposal would fund off site open space improvement provision. On this basis the proposal is considered acceptable and is recommended for approval subject to conditions.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

None

HUMAN RIGHTS ACT

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of other. It is not considered that the application raises any human rights issues.

CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.

BACKGROUND PAPERS

Planning Application File(s) 16/0193 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

Recommended Decision: Grant Permission

Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority on 7 April 2016 including the following plans:

Location Plan stamped as received by the Council on 07 April 2016.

Drawings numbered:-

PL_012 - Proposed Site Plan
PL_013 - Ground Floor Plan
PL_014 - First Floor Plan
PL_015 - Second Floor Plan
PL_016 - Third Floor Plan

PL_017 - Fourth Floor Plan
PL_018 - Fifth Floor Plan
PL_019 - Sixth Floor Plan
PL_020 - Seventh Floor Plan
PL_022 - Harrow Place Elevation
PL_023 - South Promenade Elevation
PL_024 - Alleyway Elevation
PL_025 - Side South Elevation
PL_026 - Section A-A
PL_027 - Section B-B
PL_028 - Context Elevation
PL_028 - Short Section
PL_029 - Proposed CGI
PL_030 - Proposed CGI
PL_031 - Proposed CGI
H_001
H_002
H_003
4076-01 - Landscape Plan

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. Prior to the construction of any above ground structures details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority. The approved materials shall then be used as part of the development.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ4 of the Blackpool Local Plan 2001-2016.

4. Prior to the construction of any above ground structures details of the surfacing materials to be used in the construction of the development shall be submitted to and agreed in writing by the Local Planning Authority. The approved materials shall then be used as part of the development.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016.

5. The roof of the building shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason: To safeguard the amenities of the adjoining premises, to safeguard the visual amenities of the area in accordance with Policy LQ14 and BH3 of the Blackpool Local Plan 2001-2016.

6. The development authorised by this permission shall not begin until the Local Planning Authority has approved a scheme to secure the provision of or improvements to off site open space together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

NOTE – The development is of a scale to warrant a contribution of £77,228 towards the provision of or improvement to off site open space and management of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG 11. The Applicant(s) should contact the Council to arrange payment of the contribution.

7. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

8. Prior to the development hereby approved being first brought into use the refuse storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

9. Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

10. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routeing of construction traffic.

The construction of the development shall then proceed in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016.

12. Before any of the approved flats are first occupied details of the boundary treatment to New South Promenade, Harrow Place and the back alley between Harrow Place and Cardigan Place shall be submitted to and agreed in writing by the Local Planning Authority. The agreed boundary treatment shall then be erected and shall thereafter be retained.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016.

13. No development approved by this permission shall be commenced until details of the finished floor levels of the proposed building and any alterations to existing land levels have been submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with the approved levels unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with Policy CS7 of the Blackpool Local Plan: Part 1 - Core Strategy and Policies LQ1, LQ2, LQ4 and BH3 of the Blackpool Local Plan 2001-2016.

14. Foul and surface water shall be drained on separate systems. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with paragraphs 103 and 109 of the National Planning Policy Framework, Policy CS9 of the Blackpool Local Plan: Part 1 - Core Strategy and Policy BH4 of the Blackpool Local Plan 2001-2016

15. Part of each of the windows in the eastern elevation of the building facing the rear boundaries of properties fronting Clifton Drive 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

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.

16. All windows to the elevations of the building shall be recessed behind the plane of the elevation in accordance with details to be submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ4 of the Blackpool Local Plan 2001-2016.

17. Before the development is commenced a lighting/security scheme for the car parking area/ bin storage area/cycle storage area and courtyard area at the rear of the building shall be submitted to and approved by the Local Planning Authority. The approved scheme shall then be implemented as part of the development and shall be retained as such.

Reason: To safeguard the living conditions of the occupants of the flats and the occupiers of neighbouring premises, in accordance with Policies BH3 and LQ4 of the Blackpool Local Plan 2001-2016.

Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.
2. At least 30 days before commencement of the development, the developer must contact the Safeguarding Team, Squires Gate Airport Operations Ltd, Squires Gate Lane, Blackpool, FY4 2QY (Tel: 01253 472527 ATC or by email to safeguarding@blackpoolairport.com) if any equipment to be used during construction will exceed the maximum height of the finished development (e.g. cranes, piling rigs). Notification of the equipment shall be made in writing and include:
 - its position (OSGB grid coordinates to 6 figures each of Eastings and Northings);
 - height above ordnance datum;
 - anticipated dates on site;
 - emergency contact numbers for the crane operator and site manager.

The equipment must be operated in accordance with BS 7121 and further advice can be found in Civil Aviation Authority Advice Note 4 'Cranes and Other Construction Issues'.

3. All internal and external lighting shall conform to the advice given in the Civil Aviation Authority publication - Safeguarding of Aerodromes, Advice Note 2. All external lighting shall be of the flat glass, full cut off design with horizontal mountings such that there is no light spill above the horizontal. This is to ensure that the lighting does not confuse or distract pilots in the vicinity of, and Air Traffic Controllers operating at, the aerodrome.

4. The grant of planning permission will require the developer to enter into an appropriate Legal Agreement with Blackpool Borough Council acting as Highway Authority. The Highway Authority may also wish to implement their right to design all works within the highway relating to this proposal. The applicant is advised to contact the Council's Built Environment Department, Layton Depot, Depot Road, Blackpool, FY3 7HW (Tel 01253 477477) in the first instance to ascertain the details of such an agreement and the information provided.

This drawing must not be scaled. Drawings are to be received in the Architect's office. All dimensions are approximate and are to be checked on site. The drawings are to be used for information only and do not constitute a contract. The drawings are to be used for information only and do not constitute a contract. The drawings are to be used for information only and do not constitute a contract. © Joseph Barakat Architects Ltd

A.1	Planning Application	16/0193	1/16
B.1	Site Plan	16/0193	1/16
C.1	Section	16/0193	1/16
D.1	Elevation	16/0193	1/16

Joseph Barakat Architects Ltd
 01753 780 485
 josephbarakat.com
 87 Clifton Road, Blackpool, FY 8 1A
 Project: New Apartment Scheme
 Harrow Place / New South Promenade, Blackpool, Lancashire.
 Client: Harrow House Construction Ltd
 Drawing No: 16/0193/01
 Date: 16/01/2016
 Scale: 1:200 @ A1
 Status: PLANNING
 Drawing: 16/0193/01

CLIFTON DRIVE

One Way
HARROW PLACE

LINE OF SIGHT TAPS PER GAZETTE 10 DAYS

ACTUAL LINE FOR PROPOSAL

NEW SOUTH PROMENADE

TOTAL OF THE MARKED SPACES
TOTAL OF THE COVERED CYCLE SPACES

North Direction



Proposed 2-8 Harrow Place
east gable end wall
(Yellow)

Existing
extension
or "Add-
on", quote
from
proposal

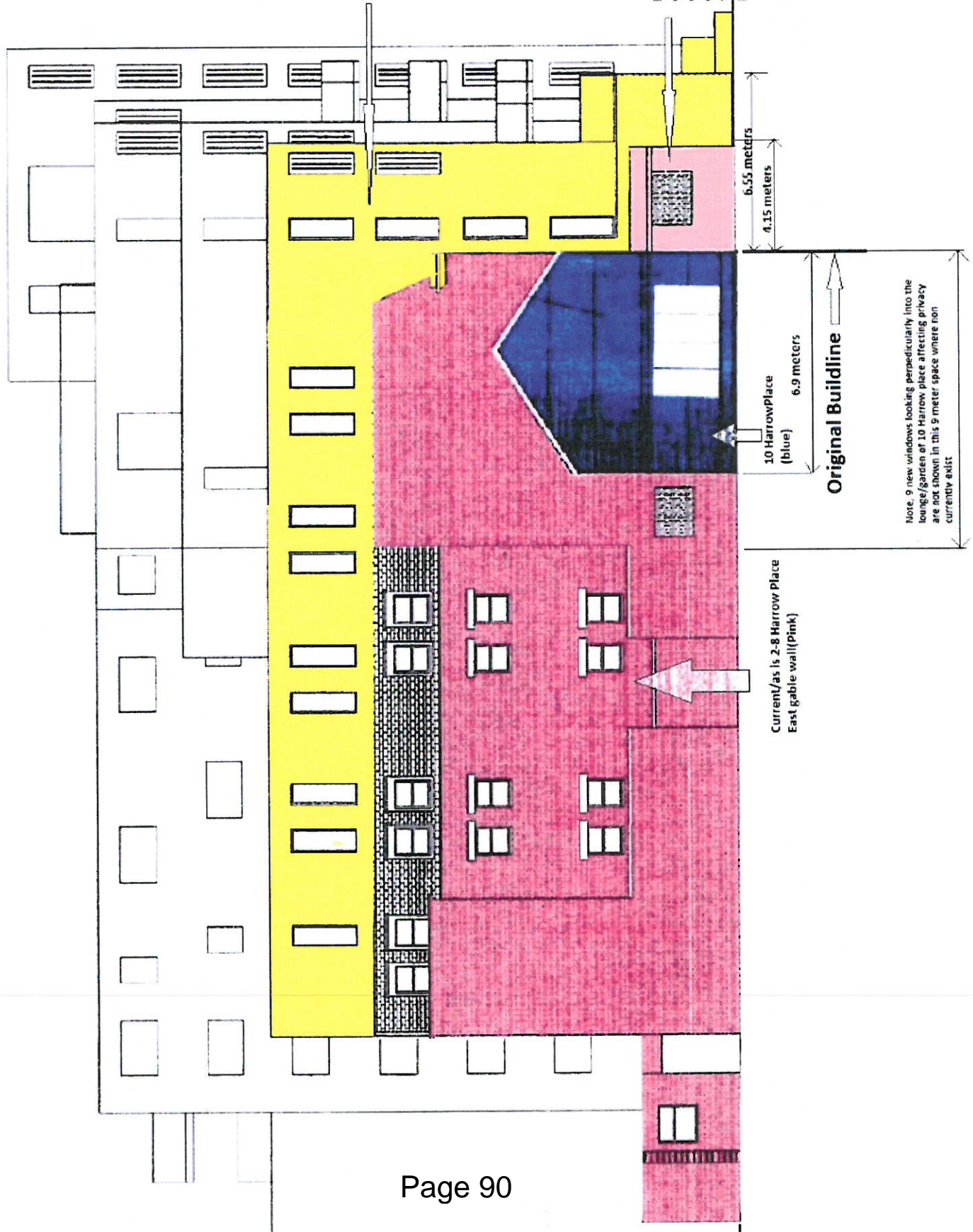
6.55 meters
4.15 meters

10 HarrowPlace
(blue)
6.9 meters

Original
Buildline

Current/as is 2-8 Harrow Place
East gable wall (pink)

Note: 9 new windows looking perpendicularly into the
lounge/garden of 10 Harrow place affecting privacy
are not shown in this 5 meter space where non
currently exist





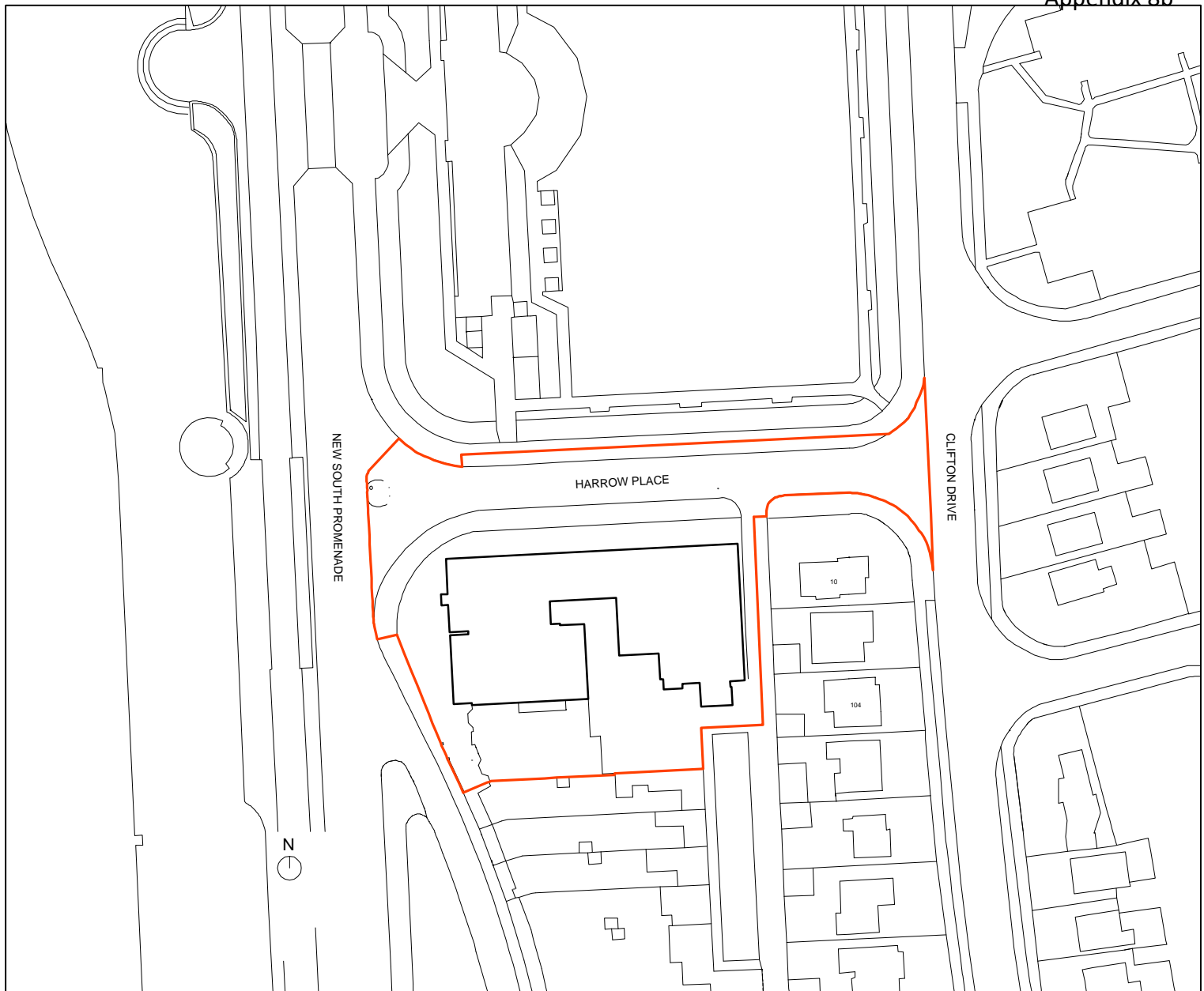
Attachment C
16/0193

Joseph Bonifacio Architects Ltd
RIBA Chartered Practice
01253 280 088
jbonifacio@jbaarchitects.co.uk
10, Colston Street, Bathwick, BA1 1JA
New Apartment Scheme,
Harbour Place / New 505th
Bromcombe,
Bathwick,
Lancashire
Client
Harbour House Construction Ltd
Drawing No
Proposed CCA
Title
PLANNING
Scale
Not to Scale @ A3
Drawn By
JFB
Checked By
JBA/BJ FL GDS
Date
21/03/2016
Project No
16/0193

This drawing must be read in conjunction with the Design Code and is to be reported to the Planning Authority for their consideration and approval. All information in this drawing is for the purpose of the design and is not intended to be used for any other purpose. The drawing, or any part of it, must not be reproduced without the written consent of the Architect.
© Joseph Bonifacio Architects Ltd

Attachment D
16/0193





A	- Red Line amended and note amended.	07/04/16	JB/JB
\	- Initial issue.	04/04/16	JB/JB
Rev.	Amendment	Date	By/Chk

Project
647 . 651 New South Promenade & 2 . 8 Harrow Place,
Blackpool,
Lancashire,
FY4 1RP.

Client
Harrow House Construction Ltd.

Drawing Title
Site Location Plan

Status
PLANNING

Scale
1:1250 @ A4

Drawn By JPB	Date 23/03/2016
-----------------	--------------------

Drawing Number
JBA181-PL-001

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