

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 5 APRIL 2016

Present:

Councillor L Williams (in the Chair)

Councillors

I Coleman	Elmes	Maycock
Critchley	Hutton	Stansfield

In Attendance:

Bernadette Jarvis, Senior Democratic Governance Adviser
Mr Gary Johnston, Head of Development Management
Mr Latif Patel, Group Engineer, Traffic Management
Mr Mark Shaw, Principal Planning Officer
Mrs Carmel White, Chief Corporate Solicitor

Apologies:

Councillors

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 8 MARCH 2016

Resolved: That the minutes of the meeting held on 8 March 2016 be signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee considered a report outlining details of planning and enforcement appeals determined since the last meeting.

Resolved: To note the planning and enforcement appeals determined.

Background papers: (1) Letter from the Planning Inspectorate dated 8 March 2016. (2) Letter from the Planning Inspectorate dated 1 February 2016. (3) Letter from the Planning Inspectorate dated 25 January 2016.

4 PLANNING ENFORCEMENT UPDATE REPORT

The Committee considered a report summarising planning and enforcement activity within Blackpool during February 2016.

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

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5 PLANNING APPLICATION 15/0420 - DEPARTMENT FOR NATIONAL SAVINGS AND INVESTMENTS, MYTHOP ROAD

The Committee considered hybrid (part full / part outline) planning application 15/0420 comprising:

(a) full planning application for the erection of 118 dwellings with associated garages, landscaping, highway works and new access off Preston New Road.

(b) outline planning application for the demolition of the existing National Savings and Investments Building and the erection of offices (Use Class B1a) and light industrial premises (Use Class B1c) with associated roads, parking/servicing areas and landscaping.

Mr Johnston, Head of Development Management, presented the Committee with an overview of the application and site layout plans. He explained that the 118 dwellings associated with the full planning application comprised of a mix of three and four bedroom detached, semi-detached and terraced properties.

Mr Johnston stated that the site was allocated for employment purposes in the current Local Plan and as such the application, if approved, represented a departure from Policy DE1 of the Plan. However, he reported on key changes in policy since 2006, which included the introduction of the National Planning Policy Framework (NPPF), and the Council's recently adopted Core Strategy which recognised the need for enabling development on some employment sites. The site had been vacant for some time and marketed without success. The benefits from the proposed development were reported and those included an improved access from Preston New Road, the provision of land for light industrial use and the provision of family housing which would assist the Council in meeting its housing land supply requirement.

The Committee was advised that a viability assessment in accordance with the Core Strategy had been undertaken and it was not considered appropriate to pursue contributions towards affordable housing, open space or education for the proposed development in this case because of the abnormal costs associated with the development.

Mr Johnston referred Members to the information contained within the Update Note and the additional information that had been circulated after the agenda had been despatched. He suggested that an additional condition be attached to the planning permission that, if approved, restricted the proposed commercial units to B1 Use and advised that the scale, layout and appearance of the development would be subject to approval at Reserved Matters stage. In relation to the access from Preston New Road and the highway issues detailed in the agenda report, Mr Johnston confirmed that progress had been made on the design of the access and it was expected that any remaining highways issues could be resolved during completion of a Section 106 Legal Agreement. He concluded by reporting that the Head of Transportation had no fundamental objection to the proposal and this was confirmed by Mr Patel, Group Engineer, Traffic Management.

Mr Cartmel, public objector, spoke in objection to the application. His main concerns expressed included traffic congestion, particularly with the addition of a new junction in

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close proximity to the three existing junctions on Preston New Road, the impact on local residents in relation to noise, vibration and drainage as well as the impact on local wildlife as a result of the development.

Mr Hopkins, planning consultant acting on behalf of National Savings and Investments, spoke in favour of the application. He presented his view of the benefits of the proposed development which included the opportunity to provide a high quality residential accommodation in a sustainable location which would also assist the Council in meeting its housing supply requirement. He reported on the close work that had been undertaken between planning officers and the applicant over the past three years and stated that, in his view, the current proposal was consistent with the NPPF and the Council's Core Strategy.

On invitation from the Chairman, Mr Johnston responded to concerns raised by the objector. He pointed out that the site had been allocated for development since 2006, albeit for employment purposes. He confirmed that the highway assessment that had been undertaken had taken into consideration the impact of The Harbour mental health unit and the future development of the Whyndyke Farm site. He confirmed that United Utilities was satisfied with the principle of drainage at the site and that it was not considered at risk of flooding. The proposal also sought to demonstrate a lack of flood risk to the area around the site. In response to a question from the Committee regarding surface water levels, Mr Johnston referred Members to proposed conditions 8 of the outline planning permission and conditions 13 and 14 of the full planning permission that dealt with foul and surface water drainage.

Responding to further concerns raised by the objector, Mr Johnston reported on a habitat survey had been undertaken in relation to the two ponds. He acknowledged that the proposed housing scheme would be situated at a higher level than existing neighbouring properties but considered that the distances between the proposed and existing houses would mitigate any potential impact on the amenity of nearby residents. In relation to noise and vibration concerns, Mr Johnston confirmed that there was no requirement for a vibration study and, as the proposal would restrict the commercial uses to B1 purposes, and in view of the distance from neighbouring properties, he considered that there would be no impact in terms of noise on local residents.

Councillor Elmes, in response to the public objector stating that he was aware of the existing traffic issues in the area of the proposed development confirmed that although he did have knowledge of the traffic situation, he had not been involved in any discussions regarding it.

In response to questions from the Committee, Mr Patel confirmed that there would be a pedestrian/cycle crossing at the proposed new junction on Preston New Road. He explained that the three existing junctions with Clifton Road, The Harbour and Mythop Road would link with the new proposed junction to provide a flexible and responsive method of traffic control to assist in the flow and movement of traffic. In relation to questions regarding the manoeuvring of traffic at the proposed site, Mr Patel reported on discussions held in relation to refuse collection vehicles and adequate turning facilities were now shown on the plans.

Following a request for clarification of the recommendation by a Member of the

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Committee, Mr Johnston confirmed that, if the Committee was minded to approve the application, full planning permission would be given for the residential development and outline permission for the demolition of the existing National Savings and Investments building with the layout, scale, appearance and landscaping of the industrial premises being the subject of a further planning application at Reserved Matters stage, which would be submitted to a future meeting of the Committee for consideration.

Resolved: That the application be approved in principle and deferred for delegation to the Head of Development Management, subject to the completion of a Section 106 Legal Agreement and subject to the proposed conditions, including the additional condition relating to the restriction of the industrial units to B1 Use.

Background papers: Applications, plans and replies to consultations on the application.

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

The Committee considered planning application 15/0451 requesting outline planning permission for the erection of a 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.

Mr Johnston presented the Committee with an overview of the application and site layout plans. He reminded Members that planning permission had already been granted for a Hampton by Hilton Hotel on Bourne Crescent following demolition of the existing Palm Beach Hotel. The Committee was advised that the height of the proposed development was not considered significantly taller than the Hampton by Hilton Hotel or the properties on the existing Crescent. The majority of the balconies would be located at the front of the proposed building, with several balconies at the rear at some distance from the properties on Clifton Drive.

The Committee was advised that, although the proposed development was situated within an area allocated for holiday accommodation in the Holiday Accommodation Supplementary Planning Document (SPD), there had been significant changes to the character and appearance of the Crescent since 2011. Mr Johnston reported on the recognition within the Core Strategy of the potential need for new residential offer on the Promenade due to the difficulties in sustaining holiday accommodation on it and that this, in his view, justified approval of the application.

Mr Johnston explained that the recommendation was to approve the application in principle and defer for delegation to the Head of Development Management subject to the completion of a Section 106 Legal Agreement in relation to the payment of a commuted sum for affordable housing and green space and the receipt of amended plans showing an acceptable transition between the proposed development and the remainder of the Crescent, and the agreement of acceptable floor plans.

Ms Harrison, public objector, spoke in objection to the application. The main objections raised included the height and size of the proposed development, an increase in the number of cars as a result of the development, parking issues and impact on the privacy of the neighbouring properties. She also raised concerns regarding the ability to fully assess the impact of the proposed development on local residents due to the insufficiency

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of the plans and also cited inconsistencies with the current and previous planning applications submitted.

On invitation from the Chairman, Mr Johnston responded to concerns raised relating to the height of the proposed development by reiterating that the bulk of the building would not be higher than the previously approved Hampton by Hilton development and that there would be a stepping down of the development towards the rear and neighbouring properties. He advised that the highest part of the building would be at some distance from nearby properties.

The Committee carefully considered the site layout plans and a further copy of a plan showing the rear of the development circulated to Members at the meeting. The Committee raised concerns regarding the plans which in its view lacked clarity and sufficient detail to enable Members to make an informed decision on the application. It was suggested that a three dimensional plan could be helpful in providing a better perspective on the proposed development and in particular its proximity to neighbouring properties.

Resolved: That consideration of the application be deferred to a future meeting to allow the opportunity for clearer and more detailed plans of the development to be submitted.

Background papers: Applications, plans and replies to consultations on the application.

7 PLANNING APPLICATION 15/0523 - THE SANDS VENUE, PALATINE BUILDINGS, PROMENADE

The Committee considered application 15/0523 requesting outline planning permission for the erection of a single storey side extension and a three-storey extension to the roof to create third, fourth and fifth floors and use of premises as altered to provide an A1 retail unit and hotel reception at ground floor level, with hotel accommodation above comprising 96 en-suite bedrooms and associated facilities, with associated rooftop plant area and basement car park for 55 cars and demolition of a footbridge over Bank Hey Street.

Mr Shaw, Principal Planning Officer, presented the Committee with an overview of the application and site layout plans. He explained that the Sands Venue was adjacent to the Town Centre Conservation Area boundary. The application was for outline planning permission for a single storey side extension for a hotel reception and extended retail offer. The application had been amended from a full application to an outline application following concerns raised by the planning officers and Historic England regarding the design. Mr Shaw confirmed that the height of the proposed three-storey extension was considered acceptable and was comparable to the former Woolworths building.

The proposed development also included removal of an external staircase situated in a pedestrianised area between the Promenade and Bank Hey Street which provided access to a walkway and bridge over Bank Hey Street which would also be removed should the application be approved.

Mr Shaw referred Members to the information in the Update Note regarding no further comments raised by Historic England to the outline planning application. Further

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comments had been received by Blackpool Civic Trust and a resident of Cherry Tree Road and those comments had been included in the Update Note for Members' consideration. Mr Shaw also referred to a change to the wording of proposed Condition 2 to confirm that the permission, if granted, would only approve the scale and maximum height of the building with the building outline and layout of the top floor being subject to further consideration at Reserved Matters stage.

In response to questions from the Committee, Mr Shaw confirmed that alternative arrangements to satisfy fire regulations would need to be determined prior to demolition of the existing staircase.

Responding to concerns raised by a Member regarding the impact of the proposed pick up and drop off point on the taxi rank on Bank Hey Street, Mr Patel stated that he shared similar concerns and would therefore not be in support of the current location for the pick up and drop off point, but would be willing to consider an alternative location.

The Committee carefully considered the site layout plans, particularly in relation to the potential extensions to the existing building. In response to concerns raised, Mr Shaw confirmed that he was unaware of any proposal to extend northwards of the existing building or along Adelaide Street West. He reassured Members that the design of the proposed development was the subject of ongoing discussions which would take into account the location of the development and would be subject to further consideration at Reserved Matters stage and this would be submitted to the Committee for consideration at a future meeting.

Resolved: That the application be approved, subject to the conditions, and for the reasons set out in the Appendix to the minutes.

Background papers: Applications, plans and replies to consultations on the application.

8 PLANNING APPLICATION 15/0820 - ANCHORSHOLME PARK , ANCHORSHOLME LANE WEST

The Committee considered planning application 15/0820 for the re-development of Anchorsholme Park to include new pumping station and associated buildings, storage tank control building, six vent stacks, erection of cafe and bowling club/maintenance building, re-contouring and landscaping of the Park, new amphitheatre feature, new footpaths, provision of MUGA (multi-use games area), trim trail, and children's playground, new access from Princes Way, new walls and fencing, and works to the beach to allow for connection of a new marine outfall pipe.

Mr Shaw presented the Committee with an overview of the application and site layout plans. He explained that United Utilities was currently undertaking significant work to install a large underground storage tank in the centre of the park and replacement of the existing water pumping station and outflow pipe to enable waste water to be deposited further into the Irish Sea. The proposal sought to meet the requirements of the higher bathing quality standards introduced last year.

Following completion of the United Utilities work, it was intended to provide a new park facility to include a café, a children's play area and event space. The existing tennis and

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badminton courts and football pitch would be relocated within the new Multi Use Games Area of the park. There would be an extensive hard surfacing area to accommodate the new pumping station and maintenance buildings. Mr Shaw reported the intention to have the park and Promenade on the same level to improve integration of the two facilities. Members were referred to the Head of Transportation's comments in the Update Note relating to the requirement for a Construction Management Plan to manage the hours of working and routing of traffic during completion of the proposed scheme. In response to a question from a Member of the Committee, Mr Shaw confirmed that the Construction Management Plan would be agreed jointly between the Head of Transportation, Planning officers and Environmental Protection.

Ms Firth and Mr Flynn, public objectors, spoke in objection to the application. The main concerns raised included the impact on local residents as result of the re-development of the park in terms of anti-social behaviour, overlooking and noise. Further concerns included the removal of the pitch and putt facility and the location of the proposed bowling pavilion, particularly in relation to neighbouring properties.

Ms Jakubiak, on behalf of the applicant, spoke in favour of the application. She reported on the requirement for the works to be undertaken by United Utilities to achieve the necessary Environmental Agency requirements and outlined the benefits to local residents from improvements in bathing water quality. She also reported on steps taken to mitigate anti-social behaviour and confirmed that the buildings met the Secure by Design standard. She reported on the engagement with the Council in producing the plans for the park and the public consultation that had been undertaken to ascertain residents' views on the proposed development.

On invitation from the Chairman, Mr Shaw responded to concerns raised by the objectors. In relation to potential anti-social behaviour and youths congregating in the area following changes to the park layout, Mr Shaw confirmed that the Police were in support of the application. Regarding the loss of green space, a bowling green and pitch and putt facilities, Mr Shaw advised Members that Sport England was in support of the application and reported that officers from the Parks Department had been involved in the re-design of the park and outlined the consultation that had taken place which had included users of the existing park. Mr Shaw acknowledged that the park was close to neighbouring residential properties, however, in his view, there was sufficient distance between the changes to the park and nearby properties so as not to adversely impact the amenity of local residents.

Responding to questions from a Member of the Committee regarding comments made by the objector in relation to potential anti-social behaviour from the siting of mounds within the park, Mr Shaw confirmed that the mounds were required as part of the land re-grading to provide protection from the weather.

The Committee considered the objection raised by the public objector in relation to the siting of the bowling pavilion and questioned whether there would be merit in locating it on the northern most bowling green within the park. Mr Shaw reported on a site visit that had been undertaken to determine the location for the pavilion. He advised Members of the expectation that re-locating the pavilion within the park would generate similar concerns from residents of neighbouring properties of any new potential site.

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Resolved: That the application be approved, subject to the conditions, and for the reasons set out in the Appendix to the minutes.

9 PLANNING APPLICATION 16/0047 - SITE OF FORMER PROGRESS HOUSE, CLIFTON ROAD

The Committee considered application 16/0047 requesting outline planning permission for the erection of a building to form a divisional police headquarters and custody suite for Lancashire Constabulary, which would range in height from 3 metres to 13.5 metres, with associated car parking, servicing and landscaping.

Mr Johnston presented an overview of the application and site layout plans. He advised the Committee that the application sought outline planning permission for the erection of a new divisional headquarters and custody suite for Lancashire Constabulary at the former Progress House site. He presented Members with a visual image depicting a suggested footprint and indicative height of the proposed development. The proposed building would comprise a three-storey element facing Clifton Road and a single storey to the rear, and associated car parking spaces.

Mr Johnston referred Members to the Head of Transportation comments in the Update Note that suggested an additional condition relating to a Travel Plan be imposed if permission was granted.

During consideration of the application, the Committee discussed the location of the divisional headquarters in relation to the Courts and was advised that Lancashire Constabulary had identified the site as being satisfactory for its administrative needs.

Resolved: That the application be approved, subject to the conditions, and for the reasons set out in the Appendix to the minutes.

Background papers: Applications, plans and replies to consultations on the application.

Chairman

(The meeting ended 7.58 pm)

Any queries regarding these minutes, please contact:
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