

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 27 SEPTEMBER 2016

Present:

Councillor L Williams (in the Chair)

Councillors

I Coleman	Elmes	Maycock
Critchley	Hutton	Stansfield

In Attendance:

Mr Lennox Beattie, Executive and Regulatory Support Manager

Mrs Gemma Duxbury, Senior Solicitor

Mr Gary Johnston, Head of Development Management

Mr Latif Patel, Group Engineer, Traffic Management

Mr Mark Shaw, Principal Planning Officer

1 DECLARATIONS OF INTEREST

Councillor L Williams declared a prejudicial interest in Agenda Item 9- Planning Application 16/0363 Winter Gardens, 97 Church Street. The nature of the interest being that she was a Council appointed Board member of Blackpool Entertainments Company, the proposed operator of the conference centre.

2 MINUTES OF THE MEETING HELD ON 23 AUGUST 2016

The Committee considered the minutes of the Planning Committee held on 23 August 2016.

Resolved:

That the minutes of the meeting held on 23 August 2016 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Planning Committee considered the planning and enforcement appeals lodged and determined since the last meeting. It noted that two appeals one regarding Unit 2 Back Threlfall Road and one regarding 411 Midgeland Road had been dismissed. The Committee further noted the submission of five appeals since the last update.

Resolved:

To note the report.

4 PLANNING ENFORCEMENT UPDATE REPORT

The Committee considered the summary of planning enforcement activity within Blackpool during August 2016.

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The Committee noted that 68 new cases were registered during the month of August 2016 an increase from 56 in August 2015. A total of 31 cases had been closed in August 2016 with 4 cases resolved by negotiation. The Committee then noted the details of the section 215 notice issued and the enforcement notice issued.

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 below.

5 PLANNING APPLICATION 16/0074 - 3 BANKS STREET

The Committee considered planning application 16/0074 for the erection of four-storey building to form two self contained, permanent flats and two maisonettes, with associated boundary treatment, bin and cycle stores and plant room, following demolition of existing building at 3 Banks Street.

Mr M Shaw, Principal Planning Officer, introduced the application and outlined the reasons behind the officer recommendation to grant planning permission. Mr Shaw highlighted that although the application site was located within a main holiday accommodation area, it should be treated as an exception due to its long-standing vacancy, the current building's poor condition and the re-use of building as holiday accommodation being unviable. Mr Shaw explained that officers had therefore concluded on balance that the application should be granted subject to the conditions proposed.

Mr Malcolm Lobban and Dr Fraser Hatfield spoke in objection to the application and outlined their concerns as local residents and business owners as to the proposed residential development in the main holiday accommodation area.

Mr Steve Ramshaw spoke in support of the application as a local resident and outlined his support for what he viewed as a high quality development which would bring back into use a derelict site.

The Committee discussed the application with members both expressing concern about granting an exemption to the agreed main holiday accommodation area but equally considered that the building was at present in a derelict state with no prospect of a return to use as holiday accommodation. On balance the Committee considered that the benefits of the development outweighed the loss of some holiday accommodation in the main holiday accommodation area.

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.

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6 PLANNING APPLICATION 16/0191 - LAND TO THE REAR OF 57-61 BISPHAM ROAD

The Committee considered application 16/0191 for the erection of four semi-detached dwelling houses and associated off street car parking with access from Pearl Avenue at Land to the rear of 57-61 Bispham Road.

Mr David Parsons, the applicant, spoke in support of the application. He highlighted his view that the application would make good use of an undeveloped site.

In response to questions from the Committee Mr Shaw, Principal Planning Officer, outlined that the issue regarding access to the site had been resolved by the serving of notices on the landowners. Due to confusion as to the ownership of the access these had not been served in time to allow the application to be granted at this meeting as these notices had yet to expire so the application was recommended to be granted in principle subject to the expiry of the notices. Mr Shaw further clarified that the application could be granted if the land was not fully in the ownership of the applicant.

Resolved:

To approve planning permission in principle and delegate the issuing of the decision notice to the Head of Development Management subject to the expiry of the appropriate ownership notices.

7 PLANNING APPLICATION 16/0196 - LAND AT BAGULEYS GARDEN CENTRE, MIDGELAND ROAD

The Committee considered application 16/0196 a reserved matters application for the erection of 22 dwellings comprising 20 no. two storey detached dwellinghouses and a pair of two-storey semi-detached dwellinghouses with associated vehicular access from Midgeland Road.

Mr Johnston (Head of Development Management) introduced the application and reminded members that this was a reserved matters application so the principle of development on the site had already been established by the previous outline planning application. Mr Johnston emphasised there had been no material shift in policy or other circumstances which would suggest that residential development on this site was no longer acceptable. Mr Johnston also pointed out to members that the original outline plan envisaged 36 dwellings on the site.

Mr Johnston also highlighted to members that an additional condition had been added in the update note so that slab levels must be agreed in writing with the Planning Service to further reduce overlooking.

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.

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8 PLANNING APPLICATION 16/0246 - 6 ANCHORSHOLME LANE WEST

The Committee had been due to consider application 16/0426 for the demolition of the existing dwellinghouse at 6 Anchorsholme Lane West and the formation of 10 additional car parking spaces with associated fencing and landscaping. The Committee was informed that the application had been withdrawn by the applicant.

Resolved:

To note the withdrawal of planning application 16/0426.

9 PLANNING APPLICATION 16/0363 - WINTER GARDENS, 97 CHURCH STREET

The Committee considered application 16/0363 for outline planning permission for the erection of three storey extension to the existing Winter Gardens complex to form a conference centre fronting Leopold Grove, erection of single storey link extension to ballroom and associated demolition works.

Mr Johnston, Head of Development Management, introduced the application and highlighted that since the update note had been circulated an oral response had been received from Historic England. The response from Historic England confirmed that this organisation was supportive of the outline planning application and that its concerns regarding the relationship with the listed Winter Gardens and its design could be dealt with at full planning application stage.

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.

(Note: Councillor L Williams having declared a prejudicial interest left the room during the consideration of this item and took no part in the consideration or voting thereon. Councillor Elmes was in the Chair for this item.)

Chairman

(The meeting ended 7.10 pm)

Any queries regarding these minutes, please contact
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