

Blackpool Council

23 June 2017

To: Councillors Humphreys, Hutton, Jackson, Maycock, O'Hara, Stansfield and L Williams

The above members are requested to attend the:

PLANNING COMMITTEE

Tuesday, 4 July 2017 at 6.00 pm
in Committee Room A, 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 13 JUNE 2017 (Pages 1 - 10)

To agree the minutes of the last meeting held on 13 June 2017 as a true and correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED (Pages 11 - 20)

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

4 PLANNING ENFORCEMENT UPDATE REPORT (Pages 21 - 24)

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

5 PLANNING APPLICATION AND APPEALS PERFORMANCE REPORT (Pages 25 - 28)

To update members of the Planning Committee of the Council's performance in relation to Government targets.

6 PLANNING APPLICATION 16/0490 - MARTON MERE HOLIDAY VILLAGE, MYTHOP ROAD, BLACKPOOL (Pages 29 - 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 17/0247 - 26 DALE STREET, BLACKPOOL (Pages 49 - 58)

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

8 PLANNING APPLICATION 17/0276 - SITE OF WILKINSON'S STORE, BOUNDED BY QUEEN STREET, HIGH STREET, TALBOT ROAD AND DICKSON ROAD, BLACKPOOL (Pages 59 - 78)

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 Governance 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

Elmes	Jackson	O'Hara
Humphreys	Maycock	Stansfield

In Attendance:

Mrs Bernadette Jarvis, Senior Democratic Governance Adviser

Ms Clare Johnson, Planning Officer

Mrs Clare Lord, Legal Officer

Mr Sean Powell, Senior Technician, Traffic Management

Mr Mark Shaw, Principal Planning Officer

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 9 MAY 2017

The Committee considered the minutes of the Planning Committee held on 9 May 2017.

Resolved: That the minutes of the meeting held on 9 May 2017 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee noted the Planning Inspectorate's decision to allow an appeal against the decision of the Council to refuse planning permission for the erection of an extension at second floor level on top of the roof of 1 St. Lukes Road, Blackpool.

It also noted the Planning Inspectorate's decision to allow an appeal against the decision of the Council to refuse advertisement consent for the display of an internally illuminated high level fascia sign and a non-illuminated aluminium panel at Sainsbury's, 80 Red Bank Road, Blackpool.

Resolved: To note the planning appeals lodged and determined.

Background papers: None

4 PLANNING ENFORCEMENT UPDATE REPORT

The Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during April 2017.

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The report stated that 45 new cases had been registered for investigation, 14 cases had been resolved by negotiation without recourse to formal action and 18 cases were closed as there was either no breach of planning control found, no action was appropriate or it was not considered expedient to take action. One Community Protection Notice had been issued during the same period.

The report also provided comparative information for the same period last year.

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

Background papers: None

5 PLANNING APPLICATION AND APPEALS PERFORMANCE REPORT

The Committee considered an update report on the Council's performance in relation to Government targets.

Mr Shaw, Principal Planning Officer, advised the Committee that two appeals to the Planning Inspectorate had been allowed during April and May 2017. He reassured the Committee of the Council's overall success in winning the majority of appeals submitted to the Planning Inspectorate and that the two recently allowed appeals had been related to matters of visual amenity which, in his view, were subjective.

The Committee noted that the Council's performance in relation to the quality of development decisions was within Government targets.

Resolved: To note the report on planning applications and appeals performance.

6 PLANNING APPLICATION 17/0011 - WINDMILL SERVICE STATION, PRESTON NEW ROAD, BLACKPOOL

The Committee considered planning application 17/0011 for the erection of a single storey building to form a drive through coffee shop to rear of the existing petrol filling station utilising existing access and egress, with associated landscaping, bin and cycle stores and parking for 25 cars, following demolition of existing residential caravan park.

Mr Shaw presented the Committee with an overview of the application and the proposed site layout, location plans and an aerial view of the site. He reported on a previous refusal of planning permission for the erection of a single storey retail unit with associated parking for six cars within the existing petrol station site with the reason being its close proximity to the site access and the potential for vehicle conflicts within the site and on the public highway. Mr Shaw advised the Committee that the current proposal would utilise the existing access and egress points serving the petrol filling station and that although it was primarily designed as a road side facility there would also be indoor seating within the proposed coffee shop. Mr Shaw reminded Members that outline planning permission had been granted for the nearby Whyndyke Farm development, subject to the completion of a legal agreement.

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Mr Shaw reported on significant ongoing discussions that had been held involving the Agents, their highways consultant and Council officers from Planning and Highways and Traffic Management departments and the changes made to the proposal as a result of those discussions. He referred to the Head of Highways and Traffic Management's comments on the amended plans as detailed in the Update Note which recommended conditional approval subject to the provision of a pedestrian crossing. Mr Shaw also referred Members to the Agent's response to the Head of Highways and Traffic Management request for a pedestrian crossing which in his view did not meet the planning test requirements as outlined in paragraph 204 of the National Planning Policy Framework. The Agent considered that the pedestrian trips to the site would be minimal as the proposal had been designed as a drive through facility and as such he did not consider that the provision of a formalised pedestrian crossing was proportionate or directly related to the development. Mr Shaw reported on the absence of any quantification as to how many pedestrians might be attracted to the development and the requirement for payment and provision of any off site highway works being proportionate and directly related to a need arising from the development itself to accord with the requirements of the National Planning Policy Framework.

The Committee was also referred to the objections made by Mr Gordon Marsden MP and Mr Mark Menzies MP as detailed in the report.

Mr Shaw reported on concerns relating to the loss of existing mobile home dwellings which was subject to a separate ongoing legal dispute between the site owners, the former lessees and the residents. The lease for the site had expired in January 2016. He advised the Committee that the granting of planning permission would not override or prejudice any legal rights in relation to the ongoing legal dispute.

In conclusion, Mr Shaw stated his view that the requirement for the provision of a pedestrian crossing facility by the applicant had not been demonstrated and therefore on balance the recommendation to the Committee was to grant permission.

Mr Gratrix spoke in objection to the application on behalf of himself and other residents of the Windmill Caravan Park. His main concerns related to highway safety due to the increase in traffic as a result of the proposed development and the increased footfall to access the proposed development, the level of which was currently unknown.

Mr Dent, resident of Windmill Caravan Park also spoke in objection to the application and reported his main concerns which related to the impact on the health and wellbeing of the residents of the Caravan Park and the issues that would arise for the residents as a result of the decision by the landowner to terminate the lease.

The Chairman reminded the Committee that whilst Members could be sympathetic to the residents of the Caravan Park, the application before it must be determined on its merits taking into account planning considerations.

During consideration of the application, the Committee noted the location of the proposed development at an already busy junction. It also had regard to the Head of Highways and Traffic Management's objection to the proposal due to the lack of a

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pedestrian crossing being provided by the applicant and the planning officer's response. The Committee was mindful of the nearby housing estate and Glasdon UK premises and whilst it acknowledged that the level of pedestrian footfall was unknown at this stage, it was mindful of the potential for the residents of the housing estate and staff from Glasdon UK and other businesses to provide pedestrian footfall to the proposed development. The Committee also had regard to the Policy AS1 of the Council's Local Plan which sets out the general development requirements for new developments and the importance of providing convenient, safe and pleasant pedestrian access to the site and genuine choice for different modes of transport to promote social inclusion, particularly for individuals who did not have regular use of a car. In the absence of a pedestrian crossing, the Committee considered that the proposed development conflicted with this Policy.

On balance, the Committee considered that a pedestrian crossing for the proposed development was necessary in the interests of highway safety and to promote social inclusion.

Resolved: That the application be refused for the reasons set out in the Appendix to the minutes.

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

7 PLANNING APPLICATION 17/0105- LAND TO REAR OF 71 MOSS HOUSE ROAD, BLACKPOOL

The Committee considered planning application 17/0105 for the formation of an attenuation basin with associated outfall structures, vehicle access from Moss House Road, temporary vehicle access off Florence Street and landscaping and boundary treatments.

Ms Johnson, Planning Officer, presented the Committee with an overview of the application and the proposed site layout, location plans and an aerial view of the site. She reminded Members that the application had been deferred from the previous meeting to allow the opportunity for a Construction Management Plan to be produced. She advised the Committee that a Construction Management Plan had now been submitted and reported on the specific elements of the Plan that sought to address previous concerns. She confirmed that the Head of Highways and Traffic Management was satisfied with the Construction Management Plan.

In conclusion, Ms Johnson presented her view that on balance it was considered that the benefit of the scheme in terms of improvements in the bathing water outweighed the concerns raised and therefore the application was recommended for approval.

Ms Allen, accompanied by Mr Edwards, spoke in support of the application on behalf of the applicant. She reported on the benefits to the bathing water from the proposal and advised on a number of other similarly approved schemes. She advised the Committee that the proposal had been designed to be in keeping with the residential aspect of the area and to maintain the green landscape.

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Ms Whitlock also spoke in support of the application on behalf of 'LOVE My BEACH'. She advised the Committee of the campaign to improve bathing waters across the Fylde Coast and the lack of certainty that the bathing water would meet future required bathing standards. She reported on the requirement to have cleaner, safer seas in the interests of public safety.

In response to concerns raised by the Committee regarding safety, particularly in relation to the potential for children to access the site, Ms Johnson confirmed that the site would be surrounded by a 1.4 metre high fencing, similar to fencing used around reservoirs. In response to further safety concerns relating to the site, Mr Powell, Senior Technician, Traffic Management, advised that the Head of Highways and Traffic Management would monitor the applicant's compliance with the Construction Management Plan, which would be updated as necessary throughout the development.

Mr Edwards, on behalf of the applicant, responded to further concerns by advising the Committee of the drainage system which would prevent the presence of surface water except for extreme weather when there would be surface water present at the site for a couple of hours at most.

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 17/0118 - LAND TO REAR OF CHAPEL HOUSE, CHAPEL ROAD, BLACKPOOL

The Committee considered planning application 17/0118 for the construction of an attenuation basin, inlet weir and outlet structures, headwall structure and access road off Chapel Road with associated landscaping and boundary treatments.

Ms Johnson presented the Committee with an overview of the application and the proposed site layout, location plans and an aerial view of the site. She reminded Members that the proposal was similar to the previous application and that it had also been deferred from the previous meeting to allow the opportunity for a Construction Management Plan to be produced. She advised the Committee that a Construction Management Plan had now been submitted and reported on the specific elements of the Plan that sought to address previous concerns. She confirmed that the Head of Highways and Traffic Management was satisfied with the Construction Management Plan.

Ms Johnson referred to the objection to the proposal from Mr Ashworth of Runnell Farm, Chapel Road as detailed in the Update Note. She confirmed that the Head of Highways and Traffic Management had confirmed that the road was not suitable for the requested traffic calming measures and that the anticipated vehicle movements following construction, and the speed of the vehicles during construction, would not warrant the requested traffic calming measures.

In response to a question from the Committee, Mr Powell confirmed that traffic calming

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measures were in place on Chapel Road but the request had been for speed humps to be installed which was not considered justified for the above reasons.

Ms Allen, accompanied by Mr Edwards, stated that as this was a similar scheme to the previous application she had nothing further to add to her earlier comments regarding the benefits to the bathing water from the proposal, the existence of a number of other similarly approved schemes and the design of the proposal to be in keeping with the residential aspect of the area and to maintain the green landscape.

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 6.40pm)

Any queries regarding these minutes, please contact:
Bernadette Jarvis Senior Democratic Governance Adviser
Tel: (01253) 477212
E-mail: bernadette.jarvis@blackpool.gov.uk

Application Number 17/0011 – Windmill Service Station, Preston New Road, Blackpool –
Erection of single storey building to form drive through coffee shop to rear of existing petrol filling station utilising existing access and egress, with associated landscaping, bin and cycle stores and parking for 25 cars, following demolition of existing residential caravan park.

Decision: Refuse

Reasons:

1. The proposed development would be significantly detrimental to highway and pedestrian safety and runs contrary to the aim of promoting social inclusion by virtue of the lack of pedestrian crossing facilities in close proximity to the site access and the consequent potential for vehicle/ pedestrian conflicts on the public highway. The lack of pedestrian crossing facilities combined with the road layout, vehicle speeds and the volumes of traffic on Preston New Road within the vicinity of the application site and proximity of the site to the vehicle access to Whyndyke Farm and Junction 4 of the M55 Motorway would be detrimental to highway safety and the free flow of traffic. The proposed development would therefore be contrary to Policy AS1 of the Blackpool Local Plan 2001 - 2016 and paras 14, 17 and 32 of the National Planning Policy Framework.

Application Number 17/0105 – Land to rear of Moss House Road, Blackpool -
Formation of attenuation basin with associated outfall structures, vehicle access from Moss House Road, temporary vehicle access off Florence Street and landscaping and boundary treatments.

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 including the following plans:

Location Plan stamped as received by the Council on 14th February 2017.

Drawings numbered

80041518-01-MMB-MISCE-96-DR-C-90014 Rev P02

80041518-01-MMB-PSB-97-DR-T-97101 Rev P03

80041518-01-MMB-PSB-97-DR-T-97102 Rev P03
80041518-01-MMB-PSB-97-DR-T-97103 Rev P03
80041518-01-MMB-PSB-97-DR-T-97104 Rev P03
80041518-01-MMB-PSB-97-DR-T-97105 Rev P02
80041518-01-MMB-MISCE-97-DR-L-00004 Rev P01.1

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

3. No development shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work for the development hereby approved. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological / historical importance associated with the site in accordance with the provisions of the National Planning Policy Framework and Policy CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. The landscaping works shown on the submitted plans shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

Any trees, hedgerow or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within five years of planting shall be replaced within the next planting season by trees, hedgerow or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that the development provides net gains in biodiversity and to ensure the site is satisfactorily landscaped in the interests of visual amenity with regards to Policies LQ1, LQ6 and NE6 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS9 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. The development hereby approved shall be implemented in accordance with the recommendations in the Bowland Ecology, Ecological Appraisal, BOW17/707 Blackpool South document dated January 2017.

Reason: To safeguard and enhance biodiversity on and around the site in accordance with Policies LQ6 and NE6 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS9 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. The development hereby approved shall be implemented in accordance with the details in the submitted Construction Management Plan Revision A dated 16 May 2017.

Reason: In the interests of highway safety, 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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 17/0118 – Land to rear of Chapel House, Chapel Road, Blackpool -
Construction of an attenuation basin, inlet weir and outlet structures, headwall structure and access road off Chapel Road with associated landscaping and boundary treatments.

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 including the following plans:

Location Plan stamped as received by the Council on 21/02/2017

Drawings numbered

80041518-01-MMB-PSB-97-DR-T-97003 REV P02
80041518-01-MMB-PSB-97-DR-T-97004 REV P03
80041518-01-MMB-PSB-97-DR-T-97005 REV P02
80041518-01-MMB-PSB-97-DR-T-97006 REV P02
80041518-01-MMB-PSB-97-DR-T-97007 REV P02
80041518-01-MMB-PSB-97-DR-T-97001 REV P02
80041518-01-MMB-PSB-97-DR-T-97002 REV P02
80041518-01-MMB-MISCE-97-DR-L-00011 REV P01.2
80041518-01-MMB-MISCE-97-DR-L-00011 REV P01.1
80041518-01-MMB-MISCE-97-DR-L-00003 REV P02

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

3. The landscaping works shown on the submitted plans shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

Any trees, hedgerow or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within five years of planting shall be replaced within the next planting season by trees, hedgerow or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that the development provides net gains in biodiversity and to ensure the site is satisfactorily landscaped in the interests of visual amenity with regards to Policies LQ1, LQ6 and NE6 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS9 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. The development hereby approved shall be implemented in accordance with the recommendations in the Bowland Ecology, Ecological Appraisal, BOW17/707 Blackpool South document dated January 2017.

Reason: To safeguard and enhance biodiversity on and around the site in accordance with Policies LQ6 and NE6 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS9 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. The development hereby approved shall be implemented in accordance with the details in the submitted Construction Management Plan Revision A dated 24 May 2017.

Reason: In the interests of highway safety, 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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Report to:	PLANNING COMMITTEE
Relevant Officer:	Gary Johnston, Head of Development Management
Date of Meeting:	4 July 2017

PLANNING/ENFORCEMENT APPEALS DETERMINED/LODGED

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

5.2 3-5 Reads Avenue, Blackpool FY1 4BW. (15/0772) and (15/0773)

5.2.1 An appeal by Clarke and Co against the Council's refusal to issue a Certificate of Lawfulness for a Proposed Use of nine existing holiday flats and owners accommodation for permanent occupation and refusal to remove conditions 3 and 5

from Planning Application reference 80/0013, which restricted out of season occupation and required one of the flats to be occupied by a resident manager/caretaker.

5.2.2 The appeal was dismissed.

5.2.3 The Inspector concluded that, as the building comprises a single business operation with a significant degree of support and supervision being provided by way of the owner's accommodation on site, the property is a single planning unit and not 10 separate planning units. He compared the current use of the building to a flatted guesthouse and concluded that the existing use is a sui generis use and not a C3 use.

5.2.4 In the appeal decision notice, the Inspector acknowledged the problems in the Inner Area around former holiday accommodation which is used more intensively and on a permanent basis. The Inspector agreed that the use of a flat by a holiday maker and the use of the same flat on a permanent basis are different and would pose significant changes to the character of the property and its immediate surroundings, which would have significant, adverse planning consequences, contrary to the aims of local and national policy.

5.2.5 The Inspector also agreed that conditions 3 and 5 of the 1980 permission continue to serve a useful planning purpose in ensuring that the holiday flats are not occupied on a permanent basis and should therefore remain.

5.2.6 A copy of the Inspector's decision dated 22 May 2017 is attached as Appendix 3a.

5.3 Planning/Enforcement Appeals Lodged

5.3.1 None

5.4 List of Appendices:

5.4.1 Appendix 3a - A copy of the Inspector's decision dated 22 May 2017

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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Appeal Decisions

Hearing held on 17 May 2017

Site visit made on 17 May 2017

by B.S.Rogers BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 May 2017

Appeal A Ref: APP/J2373/X/16/3157153

3-5 Reads Avenue, Blackpool, FY1 4BW

- The appeal is made under section 195 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 against a refusal to grant a certificate of lawful use or development (LDC).
- The appeal is made by Clarke & Co. against the decision of Blackpool Borough Council.
- The application Ref: 15/0772, dated 9 November 2015, was refused by notice dated 21 April 2016.
- The application was made under section 192(1)(a) of the Town and Country Planning Act 1990 as amended.
- The use for which a certificate of lawful use or development is sought is use of premises as 10 self-contained permanent flats.

Summary of Decision: The appeal is dismissed.

Appeal B Ref: APP/J2373/W/16/3157190

3-5 Reads Avenue, Blackpool, FY1 4BW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73A of the Town and Country Planning Act 1990 for the development of land carried out without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Clarke & Co. against the decision of Blackpool Borough Council.
- The application Ref: 15/0773, dated 9 November 2015, was refused by notice dated 21 April 2016.
- The application sought planning permission for construction of internal alterations and use of premises as altered as 3 holiday flats, 6 holiday flatlets and owners accommodation without complying with conditions attached to planning permission Ref: 80/0013, dated 19 February 1980.
- The conditions in dispute are Nos. 3 & 5 which state that:
 3. No person shall remain in residential occupation of the said holiday flatlets to which this permission relates for more than four weeks between first November in any one year and 31st March the following year.
 5. The said permanent flat on the ground floor shall be occupied by resident owner or caretaker
- The reasons given for the conditions are:
 3. The said holiday flatlets are unsuitable for permanent residential accommodation.
 - 5 To satisfy the Council's requirements to ensure adequate control of the said holiday accommodation in the interests of amenity.

Summary of Decision: The appeal is dismissed.

Appeal A

1. It was clarified that the term 'permanent' in the description of proposed development was not intended to be used as a temporal term but referred to non-holiday residential use.
2. Nos.3 and 5 Reads Avenue have, at all material times of relevance to the current appeals, been used as a single property. In 1980 planning permission was granted for "*construction of internal alterations and use of premises as altered as 3 holiday flats, 6 holiday flatlets and owners accommodation*" (Council's ref: 80/0013). It is not clear why the separate terms "flat" and "flatlet" were used. The plans forming part of the application are not entirely clear and "flatlet" may have either indicated a non-self-contained unit or simply a small flat. When Mr Geraghty, the owner, purchased the property in 2003, he stated in his statutory declaration that the top floor was laid out as 4 flatlets, which were not self-contained, and which he immediately converted to 2 self-contained flats. This appears to have re-established the property in its lawful form as provided for by the 1980 permission; it is not in dispute that this permission remains in effect.
3. It is common ground that, in general, use as a holiday flat and use as a flat for permanent occupation are both uses within Class C3 of the Town and Country Planning (Use Classes) Order 1987, as amended (UCO). The appellants submit that that would be the case here; this is a matter not agreed by the Council in the circumstances of this appeal. However, before considering whether I need to address that dispute, I first need to address the parties' disagreement as to the nature of the present lawful use of the appeal property.
4. What is in dispute is whether the present lawful use comprises a single planning unit or 10 separate planning units. My reading of the planning permission leads me to the view that the permitted use comprises a single business operation with a significant degree of support and supervision being provided by way of the owner's accommodation on site. The provision of this accommodation formed part of the 1980 application as submitted and was required by condition no.5 to be occupied by a resident owner or caretaker to ensure adequate control of the holiday accommodation; such on-site management continues today. At the hearing, it was not possible to establish the full range of services provided to customers, beyond booking in and cleaning. However, at my site visit, I saw that practical access to the refuse bin in the rear yard was only possible from the owner's flat and I observed irons and ironing boards in the communal part of the premises. Taking account also of the character of the units, and also the limited space in the smaller units, this does not indicate to me that the flats are occupied as separate planning units. As a matter of fact and degree, the lawful use appears to me to be a *sui generis* use, more akin to a flatlet guest house.
5. On this basis, the change of use of the premises from a *sui generis* use to a use as 10 self-contained permanent flats could not benefit from S.55(2) of the Act and, in turn, Class C3 of the UCO, as both uses do not fall within Class C3. However, whilst the introduction of the proposed use would represent a change of use, I need to go on to consider whether this would comprise development in the form of a *material* change of use. This would include consideration of whether there would be a change in the character of the land and whether there would be significant planning consequences.

6. It was submitted at the hearing that a comparison should be made between the *actual* use of the premises and the proposed use to assess the materiality of the change of use. This was based on the written evidence of Mr Geraghty that an element of non-holiday use had taken place over a number of years. However, Mr Geraghty's evidence indicated only a limited amount of short-term letting, which was not enough in my view to indicate a significant change in the predominantly holiday use character of the premises. Even had his evidence been compelling, in my view it would have indicated a mixed use of holiday and permanent residential units, also not falling within Class C3.
7. Although the appeal property is conveniently located for Blackpool's main tourist attractions, it is not within the defined South Town Centre Main Holiday Area, as are the properties on the opposite side of the road. There is therefore no applicable policy requiring the safeguarding of tourist accommodation. However, the use of the property clearly has a bearing on the attractiveness of the neighbouring holiday accommodation.
8. The property is within the Defined Inner Area (DIA) of Blackpool, which is one of the most deprived areas in the country. A decline in the tourist industry has resulted in many small businesses/guesthouses becoming poor quality bedsits, small flats or houses in multiple occupation. These types of accommodation are generally associated with high levels of deprivation and a transient population of residents, many of whom have health problems and/or exhibit anti-social behaviour, resulting in a significant burden on the Council and other agencies.
9. The Council's recently approved Core Strategy seeks to raise housing quality in this locality, redress the housing imbalance and create stable and sustainable communities. A key objective is to achieve housing densities that respect the local surroundings. Saved Policy HN5 of the Blackpool Local Plan 2001-2016 states that, within the DIA, proposals for conversion or sub-division for residential use will not be permitted which would further intensify the existing over-concentration of flat accommodation and conflict with the wider efforts for the comprehensive improvement of the neighbourhood as a balanced and healthy community. This appears consistent with the aim of the National Planning Policy Framework to create balanced and sustainable communities.
10. Given the location of the appeal premises in the DIA and the limited amenities and small size of the flats/flatlets, which are substantially below the Council's 2015 Technical Housing Standards, it appears highly likely that the units would attract residents whose lifestyle and behaviour would contrast sharply with that of holiday makers. Indeed, it is clear from the reason for imposing condition no.3 that the holiday flatlets were considered in 1980 to be unsuitable for permanent residential accommodation.
11. I agree with the Council that holiday flats are most likely to be occupied for short term stays by holiday makers or sometimes seasonal workers. They would generally use the accommodation mainly as a base to sleep and have a greater tendency to eat out. There is on-site management and therefore limited likelihood of disturbance to neighbours, with little likelihood of receiving visitors. There is an incentive for holiday flats to be well maintained to attract customers and repeat trade.
12. By way of contrast, local experience shows that small flats in this locality are likely to be occupied by transient people, typically on benefits or unemployed,

often with chaotic lifestyles and social problems. There is a tendency toward a pattern of negative behaviour, including noise, disturbance, anti-social behaviour and increased litter in the vicinity of the flats. The flats would be used intensively year round and there is little incentive to maintain the property in good condition. In the present case, the lack of a practical access to the rear yard would be likely to require refuse bins to be stored on the frontage, undermining the character of the area.

13. Accordingly, it is my view that there would be significant changes to the character of the property and its immediate surroundings, arising from the proposed use, which would have significant, adverse planning consequences, contrary to the aims of local and national policy. As a result, the proposed change of use would represent a material change of use requiring planning permission. Having come to this conclusion, I do not need to go on to consider the other matters raised.
14. I conclude that the decision of the Council to refuse the application for a certificate of lawful use or development was well-founded and that the appeal should fail.

Appeal B

Condition no.3

15. The reason given for imposing condition no.3 is to prevent the use as permanent residential accommodation due to the unsuitability of the flatlets for such use. From the nature of the permission, read as a whole, the underlying intention appears to be to limit the use to holiday use only. The Council explained that the condition appears to have been worded in this manner because, in the 1980s, it was almost inconceivable that holiday units would be let permanently during the holiday season and that they struggled to maintain full holiday occupancy in the 5 winter months specified in the condition.
16. In my consideration of Appeal A, I noted that the flats/flatlets fail to meet the Council's Technical Housing Standards for floorspace, which have increased since the 1980s. A number of the rooms have poor natural light and limited outlook. I also referred to local and national policy which seeks balanced and sustainable communities.
17. Whilst it is evident that the condition in question can only have effect in the winter months, nevertheless, it has a continuing useful planning purpose, supported by the development plan. It prevents the issue of year round tenancies, albeit that my conclusion on Appeal A would indicate that planning permission would, in any event, be required for permanent residential use. It remains enforceable.
18. The appellants' claim that the condition has been breached for over 10 years was not able to be properly scrutinised, due to the non-appearance of Mr Geraghty. In any event, that appears of little consequence for the present application.

Condition no.5

19. The presence of this condition was one of the factors that led me to conclude in Appeal A that the lawful use of the property is a *sui generis* use. It appears to have a continuing useful planning purpose to ensure effective management/

control of the holiday units. The appellants' case for its removal includes consideration of its need in the event that the flats/flatlets are used for permanent residential use. However, my conclusion is that planning permission would be needed for such a use and the need for the condition in those circumstances is not relevant at the present time.

Conclusion

20. I conclude that conditions nos. 3 and 5 both serve a continuing planning purpose and that the appeal should fail.

Formal Decision

Appeal A

21. The appeal is dismissed.

Appeal B

22. The appeal is dismissed

B.S.Rogers

Inspector

Appearances

For the appellants:

Mr S.Richardson - Planning and Law

Mr J.Clarke - Clarke and Co

For the Council:

Mr J Easton of Counsel - instructed by Blackpool B.C. Legal Services

Miss C.Johnson - Planning Officer, Blackpool B.C.

Mr G.Johnston - Head of Development Management, B.B.C.

Interested Person

Mr I.S.White - Central Blackpool Business Forum

Documents

1. Attendance list
2. Letter of notification of the hearing
3. Outline of case and a bundle of judgements, submitted by the Council.
4. Appeal statement and appendices, submitted by the appellants.

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Report to:	PLANNING COMMITTEE
Relevant Officer:	Tim Coglean (Service Manager, Public Protection)
Date of Meeting:	4 July 2017

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 May 2017.

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 'The Economy: maximising growth and opportunity across Blackpool.'

5.0 Background Information

5.1 Cases

5.1.1 New cases

In total, 39 new cases were registered for investigation, compared to 38 received in May 2016.

5.1.2 Resolved cases

In May 2017, 15 cases were resolved by negotiation without recourse to formal action, compared with 14 in May 2016.

5.1.3 Closed cases

In total, 28 cases were closed during the month (31 in May 2016). 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.

5.1.4 Formal enforcement notices / s215 notices / BCNs

- No enforcement notices authorised in May 2017 (none in May 2016);
- No s215 notice authorised in May 2017 (none in May 2016);
- One Breach of Condition notice authorised in May 2017 (none in May 2016)

- No enforcement notices served in May 2017 (two in May 2016);
- No s215 notices served in May 2017 (five in May 2016);
- No Breach of Condition notices served in May 2017 (none in May 2016);
- No Community Protection Notices served May 2017 (three in May 2016).

5.1.5 relating to those cases set out in the table below.

Breach of Condition Notice (BCN) authorised in May 2017

Reference	Address	Case	Dates
16/8473	6-8 Greystoke Place	Breach of conditions 3, 4, 5 and 7 on planning permission 13/0502	BCN authorised 12/05/2017

Does the information submitted include any exempt information? No

5.2 List of Appendices:

5.2.1 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 :	Gary Johnston, Head of Development Management
Date of Meeting:	4 July 2017

PLANNING APPLICATIONS AND APPEALS PERFORMANCE

1.0 Purpose of the report:

1.1 To update members of Planning Committee of the Council's performance in relation to Government targets

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 current performance.

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? No

3.3 Other alternative options to be considered:

None the report is for information only

4.0 Council Priority:

4.1 The relevant Council Priority is both

- "The economy: Maximising growth and opportunity across Blackpool"
- "Communities: Creating stronger communities and increasing resilience"

5.0 Background Information

5.1 Members of the Planning Committee will be aware that the Government has set targets for the determination of major and minor category planning applications and major and minor category appeals. These are speed and quality of decision targets and are currently:

Speed of major development decisions – 60% within 13 weeks or an agreed Extension of Time – for the period October 2015 to September 2017.

Speed of minor development decisions – 70% within 8 weeks or an agreed Extension of Time – for the period October 2015 to September 2017.

Quality of major development decisions – Loss of more than 10% of appeals – for the period April 2015 – March 2017.

Quality of non-major development decisions – Loss of more than 10% of appeals – for the period April 2015 – March 2017.

5.2 Figures are submitted quarterly to the Department of Communities and Local Government.

5.3 Current performance against Government targets is shown in the table below:

	Government Target	Performance May 2017	Performance Jan-Mar 2017
Major development decisions	>60%	100%	100%
Minor development decisions	>70%	93%	86%
Quality of major development decisions	>10%	n/a	n/a
Quality of Non-major development decisions	> 10%	No appeals allowed	No appeals allowed

- 5.4 Does the information submitted include any exempt information? No
- 5.5 **List of Appendices**
- 5.5.1 None
- 6.0 **Legal considerations:**
- 6.1 None
- 7.0 **Human Resources considerations:**
- 7.1 Performance is influenced by staffing numbers, sickness and leave.
- 8.0 **Equalities considerations:**
- 8.1 None.
- 9.0 **Financial considerations:**
- 9.1 Poor performance puts the Council at risk of designation and the potential for loss of fee income.
- 10.0 **Risk management considerations:**
- 10.1 Under resourcing the service could lead to inability to respond to peaks in workload.
- 11.0 **Ethical considerations:**
- 11.1 None.
- 12.0 **Internal/ External Consultation undertaken:**
- 12.1 Not applicable.
- 13.0 **Background Papers**
- 13.1 None.

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COMMITTEE DATE: [04/07/2017](#)

Application Reference: 16/0490

WARD: Marton

DATE REGISTERED: 16/08/16

LOCAL PLAN ALLOCATION: Open land meeting community and recreational needs
Other site of nature conservation value

APPLICATION TYPE: Full Planning Permission

APPLICANT: Bourne Leisure Ltd

PROPOSAL: Creation of 31 additional static caravan pitches with associated works including access roads and parking areas, landscaping and footpath improvement.

LOCATION: MARTON MERE HOLIDAY VILLAGE, MYTHOP ROAD, BLACKPOOL, FY4 4EA

Summary of Recommendation: Grant Permission

CASE OFFICER

Mr Gary Johnston

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with **Priority one of the Plan** - The economy: Maximising growth and opportunity across Blackpool.

SUMMARY OF RECOMMENDATION

The proposal would involve the loss of approximately 25% of an area of open land identified as meeting community needs. This loss would be offset by enhancements to the remaining open land, by additional planting to improve biodiversity, by the retention of a 100 metres swathe of open land linking to Marton Mere and beyond and by the preservation of the pedestrian routes from Kipling Drive and Cornwall Place to Marton Mere. It is not considered that there would be adverse highway or drainage issues with the proposal and whilst the proposal would bring caravans closer to some residential properties, it is not felt the residents of these properties would be significantly adversely affected because of the levels difference, orientation of the caravans and planting. In this case the economic and social benefits of the proposal together with the mitigating environmental benefits mean that on balance approval is recommended.

INTRODUCTION

This application was originally submitted in 2016 and involved the proposed siting of 55 static caravans to the west and north of the existing Marton Mere Holiday Village. The three areas immediately to the south of Marton Mere (and north of the Holiday Village) generated a substantial level of objection from local residents, visitors to the Mere and from consultees. As a result of the objections, the application was amended and the areas adjacent the Mere were removed from the proposal and the number of proposed static caravans has been reduced from 55 to 31. In addition the applicants held a consultation event to coincide with the submission of the amended plans. The event was held on 11 March 2017 and invitations were sent to 124 residents. A total of 23 residents attended the event and there was a mixed response to the changes to the proposals although there was recognition that the applicants had responded to concerns about the original proposals and it is clear that residents appreciated the ability to view and comment on the proposals.

SITE DESCRIPTION

This application relates to part of an irregular shaped area of open land immediately to the west of the Marton Mere Holiday Village. The land is designated as open land meeting community and recreational needs in the Blackpool Local Plan 2001-2016 (Policy BH8). The land is primarily used as a means of access to the footpaths around Marton Mere and those around Herons Reach Golf Course beyond the Mere. There are informal routes across the land from Kipling Drive to the south and Cornwall Place/Cambourne Court to the west. The land is unmanaged grassland with lines of trees and larger groups of trees along the western boundary of the site where it abuts Cambourne Court, Swift Close and Rosefinch Way and by the Holiday Village. To the south of the land is housing fronting Kipling Drive, the Amber Court and Bluebell Court Homes and Kipling Court, two storey apartment blocks set around areas of communal car parking.

DETAILS OF PROPOSAL

This application involves approximately one quarter of the land identified in the Local Plan and it relates to land immediately to the west of the existing Holiday Village. The application site would abut the boundary with Kipling Court but would not extend as far westwards as Amber Court/Bluebell Court and there would be a 30 metres gap to the semi-detached houses to the south on Kipling Court. It is proposed to extend one of the service roads within the Holiday Village to create three small service roads to serve 31 static caravans, 6 with a dedicated parking space and 25 with small communal parking areas (including 3 visitor car parking spaces) set within landscaped grounds and incorporating an upgraded footpath link from Kipling Drive to the Mere, additional planting to the boundary with Kipling Court and an upgrading of the footpath link from Cornwall Place/Cambourne Court. Surface water would be attenuated to allow for gradual dispersion.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle of the development
- Impact on biodiversity
- Design of the development
- Impact on residential amenity
- Impact on highway safety
- Parking and Servicing Arrangements
- Drainage
- Other Issues

CONSULTATIONS

Head of Highways and Traffic - (comments on original application) I wish to object to this proposal on the basis that access for the existing and proposed use will continue to be from the main entrance, off Mythop Road. The junction of Mythop Road and site access is problematic to negotiate, in particular with egress. The creation of 55 additional static caravan pitches will generate extra vehicle trips to the site, compounding an existing problem with access. There are no proposals as part of this submission to improve the access and on this basis I am not prepared to support this proposal.

(Comments on reduced proposal) I have reviewed the latest plans, which now proposes 31 units, less compared to the previous submission. Vehicles trips to and from will be reduced as a result and on this basis I am happy to support the current proposal for 31 units. I would like to point out, access to and from the site from Mythop Road is not ideal and if a scheme is received in the future to further increase the number of total units, the Head of Highways and Traffic will be requesting an off-site highway scheme to address the issues currently at Mythop Road/Holiday Village entrance. Any scheme should tie-in with works proposed as part of the wider Whyndyke Development. There is a footpath which runs through the proposal site, this is not recorded on the Definitive Map, meaning the upkeep and maintenance of the path lies with the owner of the Holiday Village. Any changes to the line of the path, overall width, make-up and surface condition should be such that pedestrians are able to pass and re-pass with ease.

United Utilities Plc (Water) - United Utilities will have no objection to the proposed development provided that the following conditions are attached to any approval:

Foul Water

CONDITION: Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

Surface Water

CONDITION : Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice

Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards 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 in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

The applicant can discuss any of the above with Developer Engineer, Graham Perry, by email at wastewaterdeveloperservices@uuplc.co.uk.

In its response United Utilities set out justification for the pre-commencement condition.

Other comments –

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

SUGGESTED CONDITION: Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

REASON: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Water Comments

We can readily supply water for domestic purposes, but for larger quantities, for example commercial/industrial, we will need further information. The level of cover to the water mains and sewers must not be compromised either during or after construction. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or 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 offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team at Property.Searches@uuplc.co.uk 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.

Environment Agency - We have reviewed the Flood Risk Assessment (FRA) and we are now able to **withdraw our objection** subject to the inclusion of conditions which meet the following requirements:-

Flood Risk

A FRA has now been submitted as part of the above application in accordance with the NPPF.

We have reviewed the FRA (Reference: 954/32, dated September 2016) in relation to part b) of the Exception Test as set out in paragraph 102 of the NPPF, i.e. can the site be developed safely. It is for the local planning authority to determine whether or not the site satisfies the Sequential Test (paragraph 101 of the NPPF) and part a) of the Exception Test.

The static caravans will be used as non-permanent holiday accommodation. They are therefore classed as 'more vulnerable' development in Table 2: Flood Risk Vulnerability Classification (paragraph 66 of the Flood Risk and Coastal Change section) of the national PPG, and are appropriate in this location subject to a specific flood warning and evacuation plan.

We are satisfied that the proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere, provided that any subsequent development proceeds in accordance with the recommendations of the FRA. The proposed development will only meet the requirements of NPPF if the following measure(s) as detailed in the FRA submitted with this application are implemented and secured by way of a planning condition on any planning permission.

CONDITION: The development hereby permitted shall be carried out in accordance with the approved FRA (Ref: 954/32, dated September 2016) and subject to the following requirements:

1. The caravan pitches approved by this permission shall not be used for permanent residential occupation.
2. All of the static caravans should stand clear of the ground with an elevated internal floor level which is approximately 700mm above existing and proposed ground level (as stated in Section 5.12).
3. The ground levels which exist in the area in point 2 (above) are not intended to be altered in any way (as stated in Section 5.10).

The mitigation measures detailed in the FRA shall be fully implemented prior to occupation or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To ensure the occupants of the site are not at an unacceptable risk of flooding.

Advice to applicant

The applicant should be aware that as of 6 April 2016 the Flood Defence Consent regime has moved into the Environmental Permitting Regulations.

If you already have Flood Defence Consent please refer to the following page on the GOV.UK website: <https://www.gov.uk/guidance/changes-to-your-flood-defence-consent-after-6-april-2016>.

Marion Mere is designated "Main River" as Main Dyke (Skipool Creek) flows through it. Therefore the developer may need an Environmental Permit. The developer should check at <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> and contact Flood Risk Officer, Pippa Hodgkins, on 020 302 51397 to discuss our requirements if a permit or advice is required.

The Environment Agency has a right of entry to Marion Mere / Main Dyke (Skipool Creek) by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. It should be noted that the grant of planning approval does not guarantee that any necessary permissions or consents that are required under separate legislation will be forthcoming.

Contaminated Land

The application site is located on a historic landfill site known as Land beside Marion Mere, and in terms of controlled waters the site is adjacent to Marion Mere / Main Dyke (Skipool Creek) and is underlain by a Secondary B Aquifer.

An appropriate assessment of the potential impacts associated with the proposals has not been submitted. We therefore recommend that, as a minimum, an appropriate desk study assessment should be completed to determine the potential impact on controlled waters.

As such, we consider that planning permission could be granted to the proposed development as submitted if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment.

CONDITION: No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure the development does not pose a risk of pollution to controlled waters

The NPPF paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Natural England - Marton Mere Site of Special Scientific Interest -Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Other advice -Further general advice on the consideration of protected species and other natural environment issues is provided in its standing advice.

RSPB - Marton Mere is a large natural reservoir located near to Blackpool and is designated as a Site of Special Scientific Interest (SSSI) a Local Nature Reserve (LNR), and a Biological Heritage Site (BHS). It supports various habitats such as open water, reed beds, grassland as well as pockets of woodland and scrub and is renowned as an outstanding bird sanctuary of international significance with functional linkage to the Ribble and Alt Estuaries Special Protection Area (SPA). Marton Mere is the host to many resident species as well as migratory birds all requiring a vast area over which to forage. As previously stated the rough grassland surrounding the mere is ideal for this purpose and any reduction would cause stresses on some already endangered species. This letter is to formally confirm the RSPB's position in relation to the proposed development.

The RSPB wishes to remove its objection (to the previous scheme) on the basis of the revised scheme as we believe that the application as outlined will not be significantly damaging to current or future ecological interests of the mere itself or to the grassland surrounding the mere and agree with the statement that 'at present the rough grassland and scrub to the southwest of the SSSI is of some value for a limited number of bird species, but with active management of the grassland, which will include rotational mowing, there is an opportunity to create hay meadows and to provide a mix of short and tall grassland during winter. In the short term this will benefit birds and invertebrates and in the long-term, will also enhance the botanical interest of the site and offset the initial loss of habitat'.

Fylde Borough Council -with reference to your letter 16 August 2016 with regard to the creation of 55 additional static caravan pitches with associated works at Marton Mere Holiday Village, Mythop Road, the Council has no specific observations to make on this application; no doubt you will determine the application in light of current national guidance and local plan policies.

Lancashire Wildlife Trust - Originally objected as they considered the application to be in conflict with paragraph 118 of the NPPF and Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy principally because of the impact of the three areas of caravans adjacent to Marton Mere.

Police Architectural Liaison Officer - no comments received.

Head of Housing and Environmental Protection Service - no comments received.

Contaminated Land Officer - no comments received.

WASTE - Commercial - no comments received.

PUBLICITY AND REPRESENTATIONS

Press notice published: 25 August 2016

Site notice displayed: 18 August 2016

Neighbours notified: 16 August 2016 and 21 April 2017

Objections to the original proposal were received from (reflective of the fact it would involve land adjacent to Marton Mere) -

55, 60, 62, 64 Rosefinch Way
18, 21, 22, 24, 32 Kipling Court
29, 56, 69, 71, 75, 79, 89, 91, 117 Kipling Drive
7 Crescent Road, Poulton
22 Northumberland Avenue, Cleveleys
181 St Walburgas Road
37 Rowsley Road, St Annes
3 Bassenthwaite
40 Ingleway
21 Links Gate, St Annes
3 Appleby Road
18 Holts Lane, Poulton
6 Meadowbank
31 Kendal Avenue
7 Cedar Avenue, Poulton
169 Reads Avenue
9 Mount Apartments, Abbots Walk, Fleetwood
36 Highfield Drive, Longridge
17 Cheltenham Crescent, Thornton
167 Hoyles Lane, Cottam, Preston
18 Staining Rise, Staining
8 Dunmail Avenue
111 Common Edge Road
17 Ledgard Avenue, Leigh
37 Cornwall Place
19 Camborne Court

The objections received centred on the following issues -

- impact on the nature reserve/ SSSI (Marton Mere)
- noise and disturbance from the additional caravans
- light pollution from the additional areas of caravans
- detrimental impact on pedestrian routes to and around the SSSI
- detrimental impact on wildlife
- loss of habitat
- impact on drainage and flooding
- loss of buffer zone between holiday village and the Mere
- conflict with Policies LQ1, LQ6 and NE4 (which relates to the SSSI) of the Blackpool Local Plan
- inadequate vehicular access and additional pressure on the junction of the site with Mythop Road (poor visibility)
- additional traffic and pollution

- potential increased risk of crime
- impact on property values (not a legitimate material planning consideration)

Objections to the revised proposal have been received from -

55,60,62 Rosefinch Way
 24 Kipling Court
 19, 69, 89 Kipling Drive

The objections received centred on the following issues -

- noise and disturbance from the additional caravans
- light pollution from the additional area of caravans
- detrimental impact on pedestrian routes to and around the SSSI
- detrimental impact on wildlife/wildlife corridors
- loss of habitat
- impact on drainage and flooding
- conflict with Policies LQ1, LQ6 and NE4 (which relates to the SSSI) of the Blackpool Local Plan
- inadequate vehicular access and additional pressure on the junction of the site with Mythop Road (poor visibility)
- additional traffic and pollution
- potential increased risk of crime
- concern about drainage, sewerage and landfill gas
- over supply of holiday accommodation
- impact of proposed landscaping
- impact on property values (not a legitimate material planning consideration)

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) came into force in March 2012 and constitutes guidance for local planning authorities and decision-takers as a material consideration in determining applications.

The core planning principles in the NPPF include:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas.
- local authorities should encourage effective use of land by re-using land that has previously been developed provided that it is not of high environmental value.
- local authorities should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraphs 7, 8, 9, 14, 17, 56, 74, 93, 94, 99, 103, 109, 118, 123 and 141 are considered to be most relevant to this application.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council in January 2016. The policies in the Core Strategy that are most relevant to this application are -

Policy CS6: Green Infrastructure
Policy CS7: Design
Policy CS9: Water Management
Policy CS21: Leisure and Business Tourism

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is produced.

The following policies are most relevant to this application:

Policy LQ1: Lifting the quality of design
Policy LQ6: Landscape design and biodiversity
Policy BH3: Residential and visitor amenity
Policy BH8: Open land meeting community and recreational needs
Policy NE6: Protected Species
Policy NE7: Sites and Features of Landscape, Nature Conservation and Environmental Value

ASSESSMENT

Principle of the development - the NPPF states that there are three strands to sustainable development - economic/social and environmental. In this case the economic benefits of the proposal are that it would add to the stock of accommodation at the Holiday Village and would help to support the facilities and jobs at the Holiday Village and potentially increase visitors to the attractions in the town and spend in the town. Whilst the focus in terms of holiday accommodation is to regenerate the resort core and town centre (Policy CS21) the Holiday Village supports a key aspect of the holiday market - static and touring caravans and it would be difficult to accommodate this aspect of the market in the town centre or resort core.

The Holiday Village occupies a pleasant semi-rural site enhanced by the frontage it has to Marton Mere but the site is constrained by the Marton Mere SSSI and a Biological Heritage Site to the north and east and by housing and the National Savings and Investments site to the south, the latter having been acquired by Rowland Homes for a mixed residential and business development (15/0420 refers). The only potential for expansion is therefore in a

westerly direction. In social terms, the proposal would increase the availability of this type of holiday accommodation. In environmental terms, there is the issue of loss of open land and the impact of the proposal on the amenities of local residents.

The application has been advertised as a departure as it is not identified as part of the Holiday Village on the proposals map to the 2006 Local Plan. Policy BH8 of the 2006 Local Plan identifies the application site as open land meeting community and recreational needs. The Policy seeks to retain this land for this purpose for the plan period 2001-2016 but it is recognised that the policy has been saved until Part 2 of the new Local Plan is produced. The policy seeks to prevent development of the land unless development only covers a small part of the land - in this case it would be about 25% of the overall land and the proposal enhances recreational/community use - in this case the proposal is to upgrade the informal paths across the land to enable them to be used year round (currently they are affected by the weather particularly during the winter months). In addition additional planting is proposed to supplement what exists on the land at the present time. Given the irregular shape of the land covered by Policy BH8, the proposal would leave a green swathe of land to the west of the proposed site and protect and upgrade the key pedestrian routes to the Mere from Kipling Drive and Cornwall Place.

Whilst it is acknowledged that the proposed development does not maintain the open character of all of the land identified on the proposals map, it is considered that the benefits in terms of the additional caravans, the footpath improvements, the additional planting and the retention of the green swathe of land to the west of the site (average width approximately 120 metres) outweigh this conflict and do not prejudice the overall aim of identifying the land for community use.

In a similar vein Policy CS6 seeks to retain 'green infrastructure' and only allow loss in exceptional circumstances. It also seeks to enhance areas of green infrastructure. In this case there is a partial loss of some of the designated land but in mitigation there is some enhancement through the upgrading of informal footpath routes to Marton Mere and additional planting coupled with the retention of a green swathe of land linking through to Marton Mere and beyond. Paragraph 74 of the NPPF also seeks to protect open space and playing fields. Whilst the proposal does not strictly accord with paragraph 74 the principles outlined above apply i.e. it is a partial loss of some of the designated land but in mitigation there is some enhancement through the upgrading of informal footpath routes to Marton Mere and additional planting coupled with the retention of a green swathe of land linking through to Marton Mere and beyond.

Given the circumstances of the case and the mitigation/enhancement proposed it is considered that the proposals are acceptable.

Impact on biodiversity - the application site is primarily grassland and the intention is to landscape the perimeter of the site and within the site with native species primarily and some ornamental species. Some of the planting will supplement and extend existing tree planting to enhance wildlife corridors. The net gain in planting will assist with biodiversity. It is therefore felt that the proposal would accord with Policy NE7.

Design of the development - the idea behind the scheme is to provide an informal layout to siting of the caravans and create a parkland setting surrounded by vegetation. This will help to screen the site from surrounding areas. In terms of paragraph 17 of the NPPF, Policy LQ1 and Policy CS7 it is considered that the proposal would not conflict with these policies. In terms of paragraph 17 of the NPPF, Policy LQ1 and Policy CS7 it is considered that the proposal would not conflict with these policies.

Impact on residential amenity - local residents express concerns about noise and disturbance from the existing Holiday Village. It is not considered that 31 caravans would materially affect this. It is acknowledged that the proposal would bring six of the caravans close to Kipling Court (some 15 metres separation) but the caravans would be at right angles to the properties in Kipling Court, they would be set lower than Kipling Court given the land levels and there would be planting in between to help soften the appearance. There would be a greater buffer of some 35 metres to the semi-detached houses fronting Kipling Drive and 30 metres to Amber Court. There would be approximately 100 metres to the nearest houses on the Mere Farm estate (Swift Close/Rosefinch Way) and these distances are considered acceptable. In terms of paragraph 17 of the NPPF, Policy BH3 and Policy CS7 it is considered that the proposal would not conflict with these policies.

Impact on highway safety - it is acknowledged that the site access and the junction with Mythop Road is not ideal. The access is shared with the National Savings and Investments site and vehicle trips to that site have been reduced and will be reduced further once the new access from Preston New Road is constructed. The Head of Highways and Traffic Management has no objection to the reduced number of caravans now being proposed being served by the site access. It is therefore felt that the proposal would accord with Policy AS1.

Parking and Servicing Arrangements - there would be a parking space for each caravan and three visitor car parking spaces. There would be turning heads at the end of the three spur roads to serve the caravans. This is considered acceptable.

Drainage - the site is not at risk of flooding although the area does hold water at times of heavy rainfall. Members will note that despite local residents' concerns about flooding, drainage and water supply the Environment Agency and United Utilities have not raised any objections in principle to the proposals subject to conditions being attached to any permission granted. It is therefore felt that the proposal would accord with Policy CS9.

Other Issues - concerns about lighting could be covered by a condition requiring the submission of a lighting scheme. Concerns about impact on the SSSI are lessened because the proposed site is further away from the SSSI than parts of the existing Holiday Village. It is therefore felt that there is no conflict with Policy NE4. Concerns about landfill gas migration and its impact on the site would be covered by the condition recommended by the Environment Agency. It is not felt that the proposed development would increase the risk of crime.

CONCLUSION

The proposal would involve the loss of approximately 25% of an area of open land identified as meeting community needs. This loss would be offset by enhancements to the remaining open land, by additional planting to improve biodiversity, by the retention of a 100 metre swathe of open land linking to Marton Mere and beyond and by the preservation of the pedestrian routes from Kipling Drive and Cornwall Place to Marton Mere. It is not considered that there would be adverse highway or drainage issues with the proposal and whilst the proposal would bring caravans closer to some residential properties it is not felt that the residents of these properties would be significantly adversely affected because of the levels difference, orientation of the caravans and planting. In this case the economic and social benefits of the proposal together with the mitigating environmental benefits mean that on balance approval is recommended.

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(s) 16/0490 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 including the following plans:

Location Plan - 954/32/4 Rev B

Drawings numbered 954/32/1 Rev F, 954/32/1A Rev C, 954/32/2 Rev C, 954/32/2A Rev B, 1002 Rev C, SK02 Rev F, FP01 Rev B, SE01 Rev B

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

3. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards 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 in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: arrangements for management and maintenance by the owners of the Holiday Village; and arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan. Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA)(Ref: 954/32, dated September 2016) and subject to the following requirements:
 1. The caravan pitches approved by this permission shall not be used for permanent residential occupation.
 2. All of the static caravans should stand clear of the ground with an elevated internal floor level which is approximately 700mm above existing and proposed ground level (as stated in Section 5.12).
 3. The ground levels which exist in the area in point 2 (above) are not intended to be altered in any way (as stated in Section 5.10).

The mitigation measures detailed in the FRA shall be fully implemented prior to occupation or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure the occupants of the site are not at an unacceptable risk of flooding in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors

- potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure the development does not pose a risk of pollution to controlled waters in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH4 of the Blackpool Local Plan 2001-2016.

8. Prior to the commencement a lighting strategy for the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall then be implemented as part of the development and retained as such.

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 and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. 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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. a) The landscaping works shown on the approved drawings shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

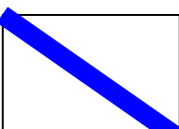
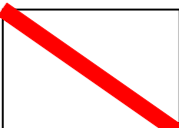
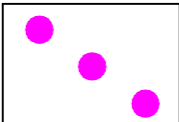
b) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within five years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

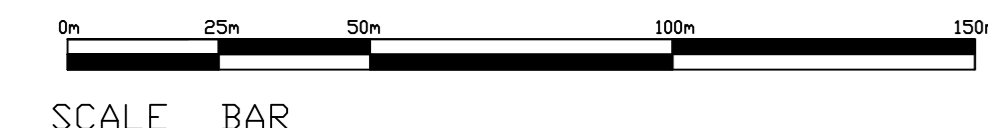
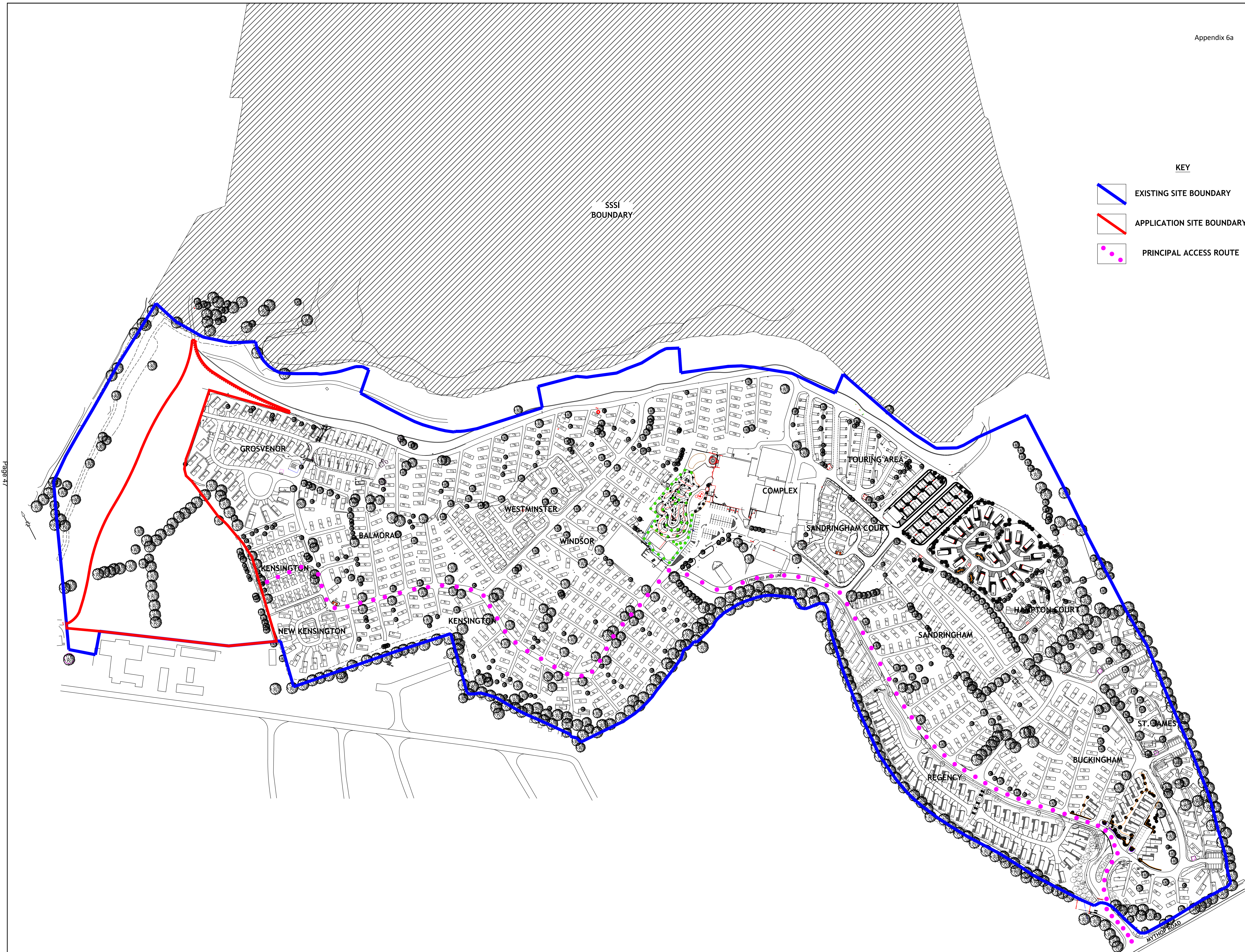
Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

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.

KEY

-  EXISTING SITE BOUNDARY
-  APPLICATION SITE BOUNDARY
-  PRINCIPAL ACCESS ROUTE



REV	DESCRIPTION	DATE	INITIALS
B	APPLICATION BOUNDARY AMENDED	24/03/17	JG
A	APPLICATION BOUNDARY AMENDED	30/01/17	LD

Bratherton
 PARK DESIGN CONSULTANTS
 Mollington Grange • Parkgate Road • Mollington
 Chester • CH1 6NP
 T. 01244 853 000 • F. 01244 853 807
 E. parkdesign@bratherton.co.uk W. www.bratherton.co.uk

MARTON MERE
 HOLIDAY VILLAGE

LOCATION PLAN

DATE	JUNE 2016	SCALE	1:1250 @ A0
DRAWN	LD	CHECKED	REV
			0
			JOB
			954/32/4

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COMMITTEE DATE: 04/07/2017

Application Reference: 17/0247

WARD: Bloomfield
DATE REGISTERED: 26/04/17
LOCAL PLAN ALLOCATION: Resort Core
Defined Inner Area

APPLICATION TYPE: Full Planning Permission

APPLICANT: Mr Ehsan Malik

PROPOSAL: External alterations and use of ground floor as altered as one self-contained permanent flat.

LOCATION: 26 DALE STREET, BLACKPOOL, FY1 5BX

Summary of Recommendation: Grant Permission

CASE OFFICER

Mr Mike Davies

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with **Priority two of the Plan** - Communities: Creating stronger communities and increasing resilience.

SUMMARY OF RECOMMENDATION

The property is on the edge of the holiday accommodation area, fronting Dale Street with a minimal return onto Bairstow Street. The character of Dale Street is commercial in nature and differs significantly from that of Bairstow Street which is characterised by holiday accommodation. With this in mind and having regard to the fact that the subject property is not used as holiday accommodation it is considered that there are no overriding material consideration which should prevent this change of use as the impact on the use on the holiday accommodation area will be negligible and may even be viewed positively by improving the visual appearance of the corner by bring the property back into use.

The elevational alterations proposed are considered to result in a more aesthetically pleasing appearance than the existing solid roller shutters and projecting housing boxes at ground floor level. The windows and door have been designed to replicate the proportions of the existing property above and it is considered that these sympathetic alterations to the appearance of the property will positively enhance the conservation area's character.

SITE DESCRIPTION

The site is located within the Defined Inner Area Boundary and Resort Neighbourhoods as defined on the Local Plan proposals map. The property is also within the Foxhall (Main Holiday Accommodation Area) and The Foxhall Conservation Area.

The site consists of a corner three storey terraced property with a vacant shop unit at ground floor level and above this are two floors of holiday accommodation which form part of Hawthorne House a guest house which fronts onto Bairstow Street. There is a gated alleyway to the rear of the premises which runs between No.24 Dale Street and the subject property No.26 Dale Street. The surrounding area is characterised by high density terrace properties along narrow streets. The property is situated on the junction of Dale Street and Bairstow Street. Bairstow Street is characterised by a concentration of holiday accommodation, in particular guest house accommodation.

DETAILS OF PROPOSAL

The proposal is to convert the ground floor shop into a self-contained permanent two bedroom flat. Elevational alterations will also be undertaken as part of the scheme, which are sympathetic in detail to the character of the property.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle
- Amenity
- Highways
- Design

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

CONSULTATIONS

Built Heritage Manager - Is supportive of the proposal as it is considered that it will enhance the appearance of the building and make a positive contribution to the character of the conservation area as a whole.

PUBLICITY AND REPRESENTATIONS

Press notice published: Not applicable

Site notice displayed: 4 May 2017

Neighbours notified: 27 April 2017 and 31 May 2017

Neighbours- objections have been received from two neighbours in relation to the proposal. Their concerns can be summarised as follows:

- Accuracy of submitted plans (the rear yard is not shared)

- Conservation Area
- Holiday Accommodation area which should be reserved for such use
- Concern over existing and future refuse storage provision and collection
- Existing flats offered at low rents already attract undesirable elements and the proposal will add to existing problems
- Privacy issues
- Concern at increased noise and disturbance
- Car parking is already a problem and this will be further exacerbated by an additional flat

NATIONAL PLANNING POLICY FRAMEWORK

Core Principle 6 "Delivering a wide choice of High quality Homes" paragraphs 47 - 51 and Core Principle 7 "Requiring Good Design" paragraphs 60 - 66 are relevant to the consideration of this application.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council in January 2016.

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

CS7: Quality of Design

CS8: Heritage

CS12: Sustainable Neighbourhoods

CS13: Housing Mix, Density and Standards

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is produced.

The following policies are most relevant to this application:

LQ10 - Conservation Areas

HN5 - Conversions and Sub-divisions

BH3 - Residential and Visitor Amenity

AS1 - General Development Requirements

Holiday Accommodation Supplementary Planning Document (SPD)

New Homes from Old Places Supplementary Planning Document (SPD)

ASSESSMENT

Principle - The proposal will result in a visual improvement to this disused corner retail unit through the conversion of the premises in a sympathetic manner to a two bedroom flat. The proposal is therefore considered to meet with the objectives of the National Planning Policy Framework (NPPF) and those of Local Policies CS7, CS8 and LQ10 from a design and built heritage perspective.

The Council through its planning policies seeks to encourage a mix of high quality housing which improves the offer, particularly in the inner area. The proposed flat has a gross internal floor area of 61.2sqm which meets the minimum requirement in the Government's Housing Technical Standards and therefore it is considered to meet the requirements of Local Planning Policies CS12, CS13, HN5, and the requirements set out in the New Homes from Old Places Supplementary Planning Document.

The site is located in an accessible location and satisfies the requirements of AS1 and BH3 in relation to accessibility. In addition, BH3 is satisfied in relation through minimal impact on the surrounding amenities.

The Holiday Accommodation Supplementary Planning Document seeks to protect existing holiday accommodation in prescribed areas from conversion to inappropriate uses. In this particular case the property has no planning history of ever being used in connection with holiday accommodation and fronts mainly onto Dale Street and therefore the proposal is not considered to conflict with the objectives of this Supplementary Planning Document as no holiday accommodation is being lost as a result of the proposal.

Amenity- The upper floors of the property are occupied as holiday accommodation which is part of the Hawthorne House Guest House. The conversion of the ground floor shop unit into an additional two bedroom flat is unlikely to significantly impact on the amenities of neighbouring properties, indeed given that the previous shop use spilled out onto the footway with displays of goods for sale it is likely that the proposal will actually improve the situation in terms of reducing the impact on neighbours with less visitors to the property and a clear footway.

Clearly, a cause for concern is how the property is managed and future tenants. However, these are not planning considerations and cannot be controlled through the planning process which considers whether the use is appropriate in land use terms. The use of the property as a flat as opposed to a retail unit should result in a reduction in noise and disturbance in the vicinity as well as reduce demand for on street car parking. A condition is recommended in relation to soundproofing the flat. The BS 8233:2014 standard and building regulations will ensure adequate soundproofing is installed, therefore internal sound transmission should be minimal. Obviously, the management of any property is a key component to how it impacts on its neighbours but the planning system cannot regulate landlords or tenants, however separate legislation exists to deal with anti-social behaviour issues should these arise in the future.

Provision has been made for bin storage in the gated alleyway between the subject property and No.24 Dale Street. The proposals indicate a door accessing this alleyway from the proposed flat and this will allow future residents to store waste outside of the flat in a secure place. At present a full wheeled bin refuse collection is not available in the inner area of the town and this means that bin bags are left out for collection which can result in birds and vermin ripping these to gain access to their contents resulting in litter and waste being strewn across the surrounding streets. In this instance, provision has been made for refuse storage to prevent this occurring in this instance.

The kitchen which was originally proposed for the single storey outrigger, which backs onto the yard of the adjoining properties on Bairstow Street, has now been moved to a shared kitchen, lounge and diner at the front of the property and the bathroom is now housed in the outrigger thus alleviating any privacy issues.

Highways – The conversion of the ground floor shop into a flat will reduce the impact in terms of parking demand as deliveries will be reduced.

Design - The elevational alterations proposed are considered to result in a more aesthetically pleasing appearance than the existing solid roller shutters and projecting housing boxes at ground floor level. The windows and door have been designed to replicate the proportions of the existing property and it is considered that these sympathetic alterations to the appearance of the property will positively enhance the conservation area's character.

CONCLUSION

Concern has been expressed about protecting holiday accommodation and the subject property is within a defined holiday accommodation area which is protected. However, in this instance the property is very much on the periphery of the holiday accommodation area as it substantially fronts Dale Street with only a slight return onto Bairstow Street. The character of Dale Street is commercial in nature and differs significantly from that of Bairstow Street which is characterised by guest house and bed and breakfast accommodation. With this in mind and having regard to the fact that the subject property is not used as holiday accommodation, it is considered that there are no overriding material considerations to prevent this change of use as the impact on the use on the holiday accommodation area will be negligible and can be viewed positively by improving the visual appearance of the corner by bring the property back into use. Clearly, the future management of the flat is also an issue to the objectors, but the planning system cannot regulate who owns property and how they manage it, the system merely regulates land use and in this instance the use is considered acceptable.

FINANCIAL BENEFITS

The proposal will not attract any financial contribution.

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 17/0247 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 including the following plans:

Location Plan stamped as received by the Council on 05/04/2017.

Drawings numbered DDDS 102A (23/02/2017), DDDS 103 (29/05/2017).

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

3. Details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. 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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Before the premises are first occupied, sound and vibration proofing shall be carried out and thereafter be retained in accordance with BS 8233:2014.

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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. No deliveries, external running of plant and equipment or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To safeguard the amenities of nearby properties and the wider locality in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. The flat shall not 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 LQ1, LQ14, BH3 and HN5 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. 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 and Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Advice Notes to Developer

1. Advice about the Building Regulations can be obtained from the Planning Department's Building Control Division, either by writing to the address shown above or by telephoning (01253) 476219.
2. Waste Storage and Collection: The Council operates a wheeled bins scheme in accordance with the Environmental Protection Act 1990. The detailed proposal for the development hereby approved will need to include suitable arrangements to allow storage and collection of the bins. Please contact the Council's Waste Management Division Layton Depot, Depot Road, Blackpool, FY3 7HW (tel: 01253 477477) or visit www.blackpool.gov.uk for further advice.
3. Please note that any address changes or new addresses needed as a result of this development must be agreed by the Council. Please contact Council's Streetscene and Property Department, Layton Depot, Depot Road, Blackpool, FY3 7HW (Tel 01253 477477).



RECEIVED 05 APR 2017

PLANNING DIVISION

17/0247



26 DALE ST
BLACKPOOL

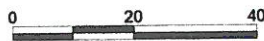
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

Supplied By: Granthams Blackpool

Serial number: 001011253

Plot Centre Coordinates: 330684, 435294

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COMMITTEE DATE: [04/07/2017](#)

Application Reference: 17/0276

WARD: Claremont
DATE REGISTERED: 20/04/17
LOCAL PLAN ALLOCATION: Town Centre Boundary
Defined Inner Area

APPLICATION TYPE: Full Planning Permission

APPLICANT: Muse Developments

PROPOSAL: Erection of a six storey building to form a new 142 bedroom Class C1 hotel incorporating restaurant, bar and conference accommodation, together with Class A1 retail uses at the lower ground floor, rooftop plant with associated external works, including hardsurfacing, temporary public car parking with vehicle access from Queen Street, a widened pedestrian underpass to Blackpool North Railway Station and replacement pedestrian steps and ramp between the Station and High Street following demolition of existing buildings and subway.

LOCATION: SITE OF WILKINSON'S STORE, BOUNDED BY QUEEN STREET, HIGH STREET, TALBOT ROAD AND DICKSON ROAD, BLACKPOOL, FY1 2LF

Summary of Recommendation: Grant Permission

CASE OFFICER

Mr Mark Shaw

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with **Priority one of the Plan** - The economy: Maximising growth and opportunity across Blackpool.

SUMMARY OF RECOMMENDATION

The application accords with local and national planning policies, notably Policy CS19 'Central Business District' of the Core Strategy and accordingly is recommended for an approval subject to conditions which should ensure the delivery of a quality development adding to the Central Business District and the stock of quality hotel accommodation and associated restaurant/ bar and retail development. The proposal also includes a temporary 127 space surface level car park and the widening of the underpass and other access improvements connecting the application site, the new tram station (not part of this

application) and Blackpool North railway station. Later phases will replace the car park with three office and/or residential blocks (not part of this application).

SITE DESCRIPTION

The application site at present comprises the Wilkinson's retail store with three floors of parking spaces above including the roof level, bounded by Talbot Road, Dickson Road, Queens Street and High Street. Vehicular access to the car park is from Queen Street. This section of Queen Street across from the Wilkinson's building comprises hotels, residential accommodation and bars. The application site is within the designated town centre and adjacent the Town Centre Conservation Area which lies immediately to the west across Dickson Road. The former Odeon Cinema, now Funny Girls, a Grade II Listed Building lies close to the northern boundary of the site. To the west of the application site is Ma Kellys bar, to the south across Talbot Road is the re-furbished multi storey car park. To the east across High Street is Blackpool North railway station which is approximately three metres below High Street. There is an out-dated pedestrian walkway under High Street connecting to the railway station. The Dickson Road end of the application site is over 3 metres lower than its High Street boundary.

The application is within the Central Business District (CBD) covered by Policy CS19 of the Core Strategy. Phase 1 of the CBD comprises a Sainsburys retail store with two levels of car parking above, Bickerstaffe House, a six storey office building with ground level retail units and the re-furbished Talbot Road multi storey car park incorporating a ground floor gym and a restaurant. Outline planning permission for Talbot Gateway/ Central Business District was granted under 09/1582 on 15 March 2010 with subsequent amendments to this permission approved under outline planning permission 11/0723 on 10 October 2011.

DETAILS OF PROPOSAL

Full planning application seeking approval for a six storey 'L' shaped hotel, including a lower ground floor level and rooftop plant, fronting onto Talbot Road and High Street facing Blackpool North Railway station and the Talbot Road Multi-Storey Car Park following the demolition of the existing Wilkinson's retail store. The development is essentially the commencement of Phase 2 of the Central Business District. The application site itself will be developed in phases with the hotel being constructed initially with its associated restaurant, bar, conference and leisure facilities. A temporary 127 space car park will be provided accessed from Queen Street. This car park will be bisected by the new tram station at lower ground floor level and will be adjacent the proposed retail units and rear elevation of the proposed hotel. The tram station will link, via Talbot Road, Blackpool North railway station to the Promenade. To facilitate this link between the tram and railway station the existing underpass under High Street will be widened from 3 metres to 8 metres and raised in height in height from 2.2 metres to 2.7 metres, plus a new ramp to meet current mobility standards and steps provided from the railway station up to High Street. Steps and a lift will also be provided from the lower ground floor level of the application site up to Talbot Road.

The application is accompanied by a Design and Access Statement, a Transport Statement, a Sustainability Report, a Noise Assessment, an Air Quality Assessment, a Heritage Impact Statement, a Bat Survey and a Sustainable Drainage Report.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle of Development
- Design and Scale of Development and its Impact on Central Business District and Town Centre Conservation Area
- Car Parking, Access and Servicing
- Impact on Residential/ Visitor Amenity
- Economic and Employment Benefits
- Other Matters

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

CONSULTATIONS

Built Heritage Manager - I refer to the application for development of the Wilkinson's site on Talbot Road. The new building will enhance the views out of the Town Centre Conservation Area, and I have no objection to the application.

Blackpool Civic Trust - Blackpool Civic Trust has no objection to this application.

Police Architectural Liaison Officer - A Crime Impact Statement has been prepared so that the security recommendations could be incorporated into the design. This report has been formed based on local crime figures and trends, incidents reported to the police and community knowledge gathered from local policing teams. It is with this knowledge and policing experience that the recommendations made are site specific, appropriate and realistic to the potential threat posed from crime and anti-social behaviour in the immediate area of the development. Crime Risks in the last 12 month period, the crimes that have been recorded in this area include burglary, assault, theft and criminal damage. There have been a number of reported crimes at hotels within the area.

The crime figures indicate that the hotel is at risk of suffering burglary, criminal damage and assault and therefore security measures should address that risk. In order to reduce the potential for offenders targeting the proposed development, the following Secured by Design principles should be incorporated:-

Secured By Design- A scheme of this scale has the potential to create significant demand on policing resources. The project should be built to achieve Secured By Design accreditation.

Access Control - Unauthorised access into staff only and restricted areas should be prevented with an access control system. A number of the crimes reported at hotels are where the offenders have easily been able to enter staff only/private areas. The external

staff entrance doorset should be fitted with an anti-vandal proof access control system. This will prevent unauthorised entry, reduce the risk of sneak in burglaries, slow down and restrict intruders' movements.

CCTV- The scheme should be covered with a comprehensive CCTV system. CCTV coverage is advised for all internal and external guest circulation areas of the hotel, including the car parks.

Alcohol will be served in the building. Incidents of violence and disorder often break out without warning and CCTV is an important security measure to prevent and detect crime. Bar areas within hotels are often targeted for burglary, so it is advised that these areas are covered by CCTV and additional security (locks, shutters). CCTV coverage is required of the entrance area and lobby. The underpass leading to the train station should be covered by monitored CCTV as well as the retail units and areas of public space.

Emergency Incident - Panic alarms should be installed at key locations for staff activation should an emergency incident occur. These should be easily accessible for staff to activate if required and located where they cannot be easily seen or reached from public areas. Staff should be clear on evacuation procedures which should be rehearsed at regular intervals.

Natural Surveillance - Good coverage of external lighting should promote natural surveillance and safe use around public areas and deter suspicious activity. The underpass should be well illuminated to ensure that suspicious behaviour can easily be seen. Promote natural surveillance around different areas of the development by using glazed screens and avoid recessed areas.

Physical Security- All glazing in external doors and ground floor windows should be laminated to reduce the risk of damage and burglary. External canopies should be avoided as they can encourage loitering, especially in inclement weather. This can lead to littering, damage and anti-social behaviour which is difficult to address once established.

Areas where there are large expanses of glazing at ground floor level must be protected with anti ramraid bollards if a vehicle could be driven at speed in that direction.

Underpass - The underpass leading to the train station from the new tram stop will require careful consideration to ensure it is an inviting space that does not encourage criminal activity. Covered areas such as this can often be misused for unsavoury and criminal activities. Underpasses provide shelter from inclement weather which can encourage crime and antisocial behaviour. Underpasses are often dark, intimidating spaces which increase the fear of crime. Light finishes on walls help to reflect the light, promoting natural surveillance and reducing shadows. The area must be well lit and be covered by monitors. Natural surveillance should be maximised in this location. This will deter and detect crime such as robbery, drugs offences and assault.

Retail Units - All glazing in external doors and ground floor windows should be laminated to reduce the risk of damage and burglary. Each individual unit should be fitted with an intruder alarm system. Doors and windows should be fitted with impact sensors so that the

alarm would be activated if forced entry was attempted. PIR motion detectors should be fitted internally. This will deter and detect crimes such as burglary. The report submitted to the applicant included recommendations from the Constabulary Counter Terrorism Security Advisor. These recommendations included the requirement for the installation of Hostile Vehicle Mitigation (HVM) measures and fitted at both ends of the pedestrian underpass to prevent vehicular incursion. This will reduce crime and the fear of crime and create safe environments in accordance with;

Blackpool Local Plan Part 1 : Core Strategy (2012-2027) Policy CS7: Quality of Design New development in Blackpool is required to be well designed, and enhance the character and appearance of the local area for anti-social and criminal behaviour.

National Planning Policy Framework, Paragraph 58- 'Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'

Section 17 Crime and Disorder Act 1998- it shall be the duty of each authority to do all that it reasonably can to prevent, crime and disorder in its area.

The above recommendations should be incorporated into the design in order to reduce the risk of crime affecting the business, customers, staff and locality thereby promoting safer communities and reducing avoidable demand on policing resources.

Electricity North West Ltd - We have considered the above planning application and find it could have an impact on our infrastructure. The development is shown to be adjacent to or affect Electricity North West operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over land.

The application proposes that all structures within the site will be demolished. There is an existing secondary substation within the site boundary provided by the applicant. If this substation is to be demolished these assets must be made safe and recovered by Electricity North West Ltd. In addition, it may be necessary to build a new substation elsewhere to replace the existing one.

United Utilities Plc (Water) Following our review of the Flood Risk Assessment (FRA) / Drainage Strategy we can confirm the proposals are unacceptable in principle to United Utilities. The reason for this is that the FRA was written in advance of our response which differs from the strategy outlined in the FRA.

An up-date will given on this matter prior to the meeting

United Utilities will have no objection to the proposed development provided that the following conditions are attached to any approval:

Foul Water- Condition 1 - Foul and surface water shall be drained on separate systems to secure proper drainage and to manage the risk of flooding and pollution.

Surface Water- Condition 2 - Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance (NPPG) with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) 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 in accordance with the approved details to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Management and Maintenance of Sustainable Drainage Systems - Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise of this potential risk to ensure the longevity of the surface water drainage system. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend a condition regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

Water Comments - We recommend that the applicant provides pump and water storage of 24 hours capacity to guarantee an adequate and constant supply particularly as a multi-storey development is proposed. An access strip of no less than 10 metres, measuring at least 5 metres either side of the centre line of the pipes is required. United Utilities also wishes to draw attention to the following as a means to facilitate sustainable development within the region.

Site drainage- 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.

The purpose of the planning system is to help achieve sustainable development. This includes securing the most sustainable approach to surface water disposal in accordance with the surface water hierarchy.

It is important to explain that the volume arising from surface water flows can be many times greater than the foul flows from the same development. As a result they have the potential to use up a significant volume of capacity in our infrastructure. If we can avoid and manage surface water flows entering the public sewer, we are able to significantly manage the impact of development on wastewater infrastructure and minimise the risk of flooding. Managing the impact of surface water on wastewater infrastructure is also more sustainable as it reduces the pumping and treatment of unnecessary surface water and retains important capacity for foul flows.

Sustainability Manager - 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 - 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.

Blackpool Services Directorate - A site specific Dust Management Plan must be submitted and approved.

The Dust Management Plan shall identify all areas of the site and site operations where dust may be generated and further identify control methods to ensure that dust does not travel beyond the site boundary and affect nearby property. Once in place, all identified measures shall be implemented and maintained at all times. Should any equipment used to control dust fail, the site shall cease all material handling operations immediately until the dust control equipment has been repaired or replaced.

Demolition work is not permitted outside the following hours:
Monday to Friday 8am-6pm, Saturday 8am-1pm.
Demolition work is not permitted on Sundays or Bank Holidays.

A construction management plan condition is required. Hours of work to be 8am - 6pm Monday to Friday, 9am-1pm Saturday and no work on Sundays or Bank Holidays.

Due to adjacent residential premises I would suggest delivery/service vehicles are restricted to between the hours of 8am and 7pm once the premises is operational. Details of the kitchen ventilation/extraction system need to be submitted in order to ascertain whether there is any potential for odour nuisance.

Contaminated Land Officer - A desktop study will be required. A Phase 1 report was carried out for the site as it was part of the Talbot Gateway project.

Railtrack - 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 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.

PUBLICITY AND REPRESENTATIONS

Press notice published: 11 May 2017
6 x site notices displayed: 28 April 2017

Neighbours notified: 25 April 2017- No representations 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.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27 March 2012. The 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. It contains 12 core planning principles including :-

1- 'building a strong, competitive economy'-ensure the planning system does everything it can to support sustainable economic growth.

2-'ensuring the vitality of town centres'-recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.

4- 'promoting sustainable transport'-.....safe and suitable access can be achieved for all people and access is provided to high quality public transport facilities. Local authorities should seek to improve the quality of parking in town centres so that it is convenient, safe and secure.

7- 'requiring good design'.....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.

12-'conserving and enhancing the historic environment'.....the desirability of new development making a positive contribution to local character and distinctiveness.

The National Planning Practice Guidance - Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation. The successful integration of all forms of new development with their surrounding context is an important design objective, irrespective of whether a site lies on the urban fringe or at the heart of a town centre. Views into and

out of larger sites should also be carefully considered from the start of the design process and innovative design should not be discouraged.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council in January 2016. The policies in the Core Strategy that are most relevant to this application are -

CS1 - Strategic Location of Development
CS3- Economic Development and Employment
CS4- Retail and Other Town Centre Uses
CS5 - Connectivity
CS7 - Quality of Design
CS8- Heritage
CS9 - Water Management
CS10 - Sustainable Design
CS17- Blackpool Town Centre
CS19- Central Business District (Talbot Gateway)
CS21- Leisure and Business Tourism

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. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is produced.

The following policies are most relevant to this application:

LQ1 Lifting the Quality of Design
LQ2 Site Context
LQ3 Layout of Streets and Spaces
LQ4 Building Design
LQ5 Public realm Design
LQ7 Strategic Views
LQ10 Conservation Areas
BH3 Residential and Visitor Amenity
BH4 Public Health and Safety
BH17 Restaurants, Cafes, Public Houses and Hot Food Take Aways
AS1 General Development Requirements
AS2 New Development With Significant Transport Implications

ASSESSMENT

Principle of Development- The existing building on the site has two Class A1 retail stores, Wilkinson store and an 'Age UK' store both accessed from Dickson Road with three levels of car parking above, including the roof level, and accessed from Queen Street. Pedestrian access to and from the car park is via a lift in the foyer outside the Wilkinson's entrance. The building is located within the designated Town Centre and the Central Business District (Talbot Gateway) covered by Policy CS19 of the Core Strategy. CS19 states that comprehensive improvement comprising major redevelopment will be promoted and encouraged for mixed use development which will become an important anchor for the north of the town centre. Uses that will be supported includes hotels, an enhanced pedestrian environment, a public transport interchange and retail development including cafes and restaurants.

The application seeks detailed approval for a 4* rated 142 bedroom hotel with associated Class A3/ A4 use (restaurant/ bar) and associated retail units, car parking and pedestrian access enhancements and is therefore considered to be in accordance with Policy CS19. This is a key town centre site close to the Blackpool North railway station and the proposal will increase the town's stock of high quality, modern hotel accommodation and improve the retail and restaurant offer and accordingly strengthen the Central Business District, the town centre and compliment other development projects including the new conference centre at the Winter Gardens.

Design and Scale of Development and its Impact on Central Business District and the Town Centre Conservation Area - The current Wilkinson's building has a heavy and dated concrete appearance with little active frontage and does not therefore make a positive contribution to the surrounding area and detracts from the setting and character of the Town Centre Conservation Area. The building also presents a rather negative image of the town when arriving at Blackpool North railway station. The immediate area would benefit considerably from a quality re-development of the site and will assist in the on-going regeneration of the Central Business District, the town centre and of the resort itself. The relevant local planning policies include:-

Policy LQ1 all new development will be expected to be a high standard of design and to make a positive contribution to the quality of its surrounding area.

Policy LQ2 states new development will be considered in relation to the character and setting of the surrounding area, and should complement the prevailing design character of the surrounding area and/or be high quality contemporary and individual expressions of design.

Policy LQ3 states the layout of all new development will be expected to create or positively contribute towards a connected network of streets and spaces.

Policy LQ4 of the Local Plan states that new buildings less than four storeys or equivalent in height will not be permitted in the town centre and tall buildings rising above the predominant height will be acceptable creating a landmark where one is required.

Policy LQ10 states new development must preserve or enhance the character and appearance of the Conservation Area, and respect the scale, massing, proportions, materials and detailing of similar building forms within the Conservation Area.

Core Strategy Policy CS7 states new development is required to well designed and enhance the character and appearance of the local area and be appropriate in scale, height, layout, appearance and relationship to adjoining buildings.

The proposed hotel is six storey in scale including the lower ground floor. The building has been designed as two distinct blocks using two contrasting materials, one block fronts High Street using a clad stone material and the second block fronts Talbot Road uses a black brick blend material. The submitted plans show a recessed entrance feature adjacent the road junction acting as a focal point. The proposed building has a largely glazed ground floor with a projecting canopy which helps to join the two elements of the building together. The recessed frontage helps to reduce the bulk of the building. The site is considered appropriate for a large landmark building and in accordance with Policy LQ4 and Policy CS7.

Whilst initially most of the application site will comprise surface level car parking and the new tram station, the views of the hotel from Dickson Road will be of the rear elevation which replicate the detailing and the stone cladding and brick blend materials to be used on Talbot Road and High Street. Therefore the development will be a significant improvement when viewed from the Conservation Area and is in accordance with LQ10. Later phase(s) to replace the surface level parking with office and and/or residential blocks will be subject to future planning applications. In terms of Policy CS19 of the Core Strategy the application will add quality to the hotel, restaurant and retail offer available within the Central Business District and the wider town centre. The massing, proportions and quality of design and detailing would be complementary to other buildings in the Central Business District.

Car Parking, Access and Servicing - the application site is highly accessible by bus, rail and tram and therefore future employees and customers will not be necessarily relying on use of a car to get to work or to use the facilities on offer. There are 127 car parking facilities associated with the proposal pending the development of later phases. This is a reduction of 340 spaces from the existing car park. There are however considered to be sufficient car parking space within the surrounding area to compensate for this loss. The 127 new spaces will supplement existing surface parking spaces on Topping Street East and Banks Street and the multi storey car park on Talbot Road. There will also be a hotel car/ taxi drop off on High Street.

A condition requiring the approval and implementation of a Construction Management Plan and for the agreement and implementation of servicing details will be included on any approval of the development to minimise disruption during the construction works from delivery vehicles and to minimise the impact of servicing on residential and visitor amenity and on traffic flows. Servicing of the building is shown on the submitted plans from Queen Street, together with a coach drop off area, although this is subject to the details being agreed by condition.

Pedestrian and public transport links will be significantly improved with the improved underpass connection from the application site linking the new tram station from the Promenade directly into Blackpool North railway station. There will also be a new ramp and steps up from the railway station to High Street. The ramps will comply with current mobility standards and there will also be steps and a lift up from the tram station up to Talbot Road providing good links on foot, and for persons with mobility issues, to and from the application site.

Impact on Residential/ Visitor Amenity- the proposed development will undoubtedly introduce activity and noise in and around Queen Street immediately to the north of the application site, although this is a busy town centre location and the expected activities are not anything over and above what one would expect from a busy town centre location. The existing 460 space multi storey car park generates significant traffic levels and is accessed from Queen Street. Therefore the impact of the proposal on the development is not considered overly significant given the context and the existing situation.

In terms of the physical impact of the proposal on adjacent property, the Wilkinson's building already forms a longstanding and imposing feature within the area. The proposed hotel building will be 17.5 metres high when measured from the High Street end Queen Street. The existing car park is approximately 10-13 metres in height and buildings across Queen Street are approximately 13-14 metres high. The proposed hotel will have some additional physical impact upon adjacent property although there is only a relatively short section of the building abutting Queen Street. This additional is not considered sufficiently harmful to warrant a refusal of planning permission and the considerable benefits from the development outweigh any resulting impact.

Conditions will be imposed on any approval relating to the rooftop plant and the extraction system(s) from the kitchen(s) within the development to minimise the amenity impact.

Economic and Employment Benefits - Re-development of the site will bring with it significant construction employment during the building works and also significant employment within the hotels, shops and restaurant upon completion although details as to the exact number of jobs that will be created is as yet unknown. The regeneration project will add to the vitality, viability and local economy in and around the Central Business District and strengthen and enhance the town centre offer.

Other Matters - crime risk- Police comments set out what have become fairly standard security features for town centre, hotel, retail, restaurant/ bar and pedestrian facilities. These comments have been passed onto the agent and any comments in response will be reported via the Update Note.

Site drainage- conditions relating to foul and surface water drainage have been included on this agenda report together with other technical conditions relating to odour extraction and the plant and ventilation equipment.

Flood risk- the application site is within Flood Risk Zone 1, which has a low flood risk and therefore this should not be a factor in the re-development of the site. An update will be given prior to the meeting on the initial United Utilities' comments.

Contaminated land - a desktop study has been recommended by the Contaminated Land Officer to deal with any land issues. The application site was formerly part of the railway station. An appropriate condition will be imposed on any approval.

CONCLUSION

For the reasons outlined above the proposal is considered to be in accordance with the relevant local and national planning policy and guidance and should therefore be supported.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

None.

FINANCIAL BENEFITS

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(s) 09/1582 and 11/0723 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 including the following plans:

Location Plan stamped as received by the Council on 20/04/2017

Drawings numbered:-

7543 L(00)77 B - Location Plan
7543 L(00)88 - Demolition Plan
7543 L(00)70 C - Phase 1 Site Plan – Lower Ground
7543 L(00)56 D - Phase 1 Site Plan – Ground Floor
7543 L(00)82 B - Phase 2 Site Plan – Lower Ground
7543 L(00)55 D - Phase 2 Site Plan – Ground Floor
7543 L(00)33 Q - Lower Ground Floor Plan
7543 L(00)34 L - Ground Floor Plan
7543 L(00)80 C - 1st Floor Plan
7543 L(00)35 K - 2nd 3rd and wilkinson4th Floor Plan
7543 L(00)71 F - Roof Plan
7543 L(00)11 F - Colour Lower Ground Floor Plan
7543 L(00)12 F - Colour Ground Floor Plan
7543 L(00)13 F - Colour Typical Floor Plan
7543 L(00)14 C - Colour Roof Plan
7543 L(00)104 - Lower Ground External Works Plan (Landscape)
7543 L(00)105 - Ground Floor External Works Plan (Landscape)
7543 L(00)44 E - Proposed South Elevation (Talbot Road)
7543 L(00)45 E - Proposed East Elevation (High Street)
7543 L(00)46 E - Proposed North Elevations (Queen Street)
7543 L(00)47 E - Proposed West Elevations (New Square)
7543 L(00)83 B - Proposed Colour South Elevation (Talbot Road)
7543 L(00)84 B - Proposed Colour East Elevation (High Street)
7543 L(00)85 B - Proposed Colour North Elevations (Queen Street)
7543 L(00)86 B - Proposed Colour West Elevations (New Square)
7543 L(00)05 E - Section A-A
7543 L(00)36 D - Section B-B
7543 L(00)102 A - Section C-C
7543 L(00)21 C - Colour Section A-A
7543 L(00)59 C - Colour Section B-B
7543 L(00)103 A - Colour Section C-C
7543 L(00)38 C -Sketch View 1
7543 L(00)39 D -Sketch View 2
7543 L(00)40 C -Sketch View 3

7543 L(00)41 D -Sketch View 4
7543 L(00)42 D -Sketch View 5
7543 L(00)60 B -CGI View from Train Station
7543 L(00)61 B -CGI View from Bickerstaffe Square
7543 L(00)62 B -CGI View from Tram Terminus
7543 L(00)30 C -CGI View from Talbot Road

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

3. Notwithstanding the submitted plans details of external materials to be used, including brick, tiles, glazing and window/ door frames and metalwork on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works above ground level.

Reason: In the interests of the appearance of the locality, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS19 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. 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.

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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. 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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. 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 and Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. The building/use(s) hereby approved shall not be occupied/first commenced until the servicing arrangements, including delivery times, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority; the servicing shall thereafter carried out in accordance with the approved details and such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing including loading and unloading shall take place from within the servicing area shown.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ4 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Prior to the development hereby approved being first brought into use the secure cycle storage and refuse storage provision shall be provided in accordance with details to be submitted and approved in writing with the Local Planning Authority and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode and to ensure safe and adequate refuse storage provision, in accordance with Policies AS1, LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policies CS5

and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

9. Prior to the commencement of any development details of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the first occupation of the building and maintained and managed in accordance with the approved details thereafter.

Reason: To secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

10. Prior to the commencement of any development, details of the foul drainage scheme to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. The building shall not be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

11. Details of an external lighting scheme to the building to be incorporated into the development shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works above ground level and such scheme shall be implemented prior to the first occupation of the development hereby approved and retained thereafter.

Reason: In the interests of the appearance of the development in accordance with Policies LQ1, LQ4 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. A window display shall be maintained at all times in the ground floor front windows to High Street and Talbot Road unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

13. Prior to the development/ use(s) hereby approved being first brought into use the

rooftop ventilation system and ducting detailed and submitted and approved as part of the application shall be provided and shall thereafter be retained.

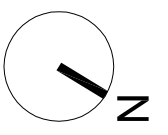
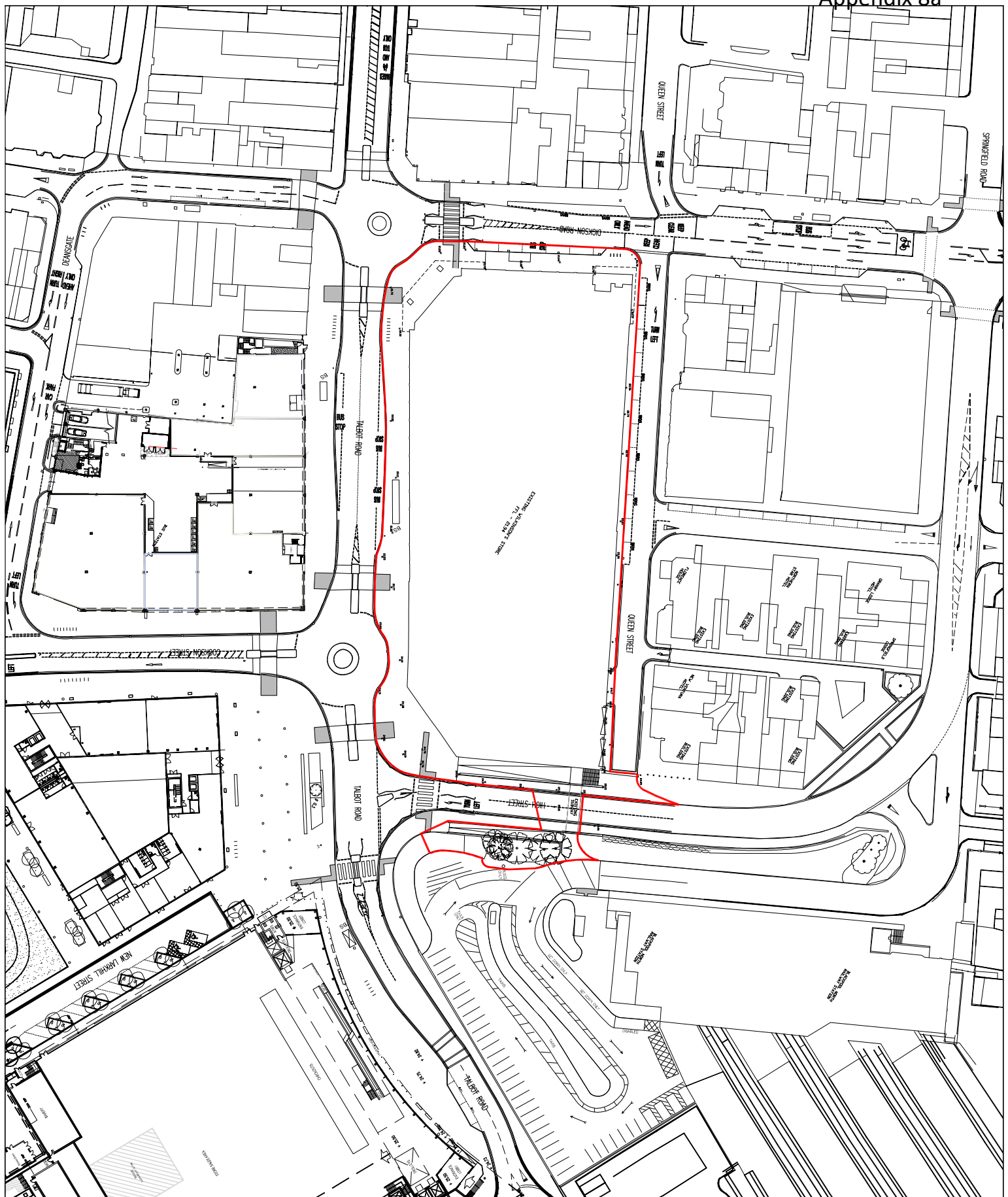
Reason: In order to safeguard the residential amenity of the occupants of neighbouring premises and in the interests of the appearance of the locality in accordance with Policies BH3 and LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

14. Details of the appearance, technical specification and siting of any external ventilation ducting and plant from the kitchen areas shall be submitted to and agreed in writing by the Local Planning Authority before development commences. The agreed ducting and shall then be provided prior to first use and shall thereafter be retained.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policies BH3 and LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Advice Notes to Developer

Not applicable



LeachRhodesWalker
 ARCHITECTS

TALBOT GATEWAY
HOTEL

Site Location Plan
 (Site Edged Red)

Dm By: JDC Auth By: CJG Date: 30.03.17
 Dwg No: 7543-L(00)77 1:1250@A4 Rev: B

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