

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 26 SEPTEMBER 2017

Present:

Councillor L Williams (in the Chair)

Councillors

Humphreys	O'Hara	Stansfield
Hutton	D Scott	

In Attendance:

Mrs Bernadette Jarvis, Senior Democratic Governance Adviser
Mr Gary Johnston, Head of Development Management
Mr Paul Latham, Park Services Manager
Mrs Clare Lord, Legal Officer
Mr Latif Patel, Group Engineer, Traffic Management
Mr Mark Shaw, Principal Planning Officer

Also Present

Councillors Galley and T Williams

1 DECLARATIONS OF INTEREST

Councillor L Williams declared a prejudicial interest in Agenda Item 9 relating to planning application 17/0453 – Land bounded by Coronation Street, Adelaide Street and Tower Street. The nature of the interest being that she was a Council appointed Board member of Blackpool Entertainment Company Ltd.

Councillor L Williams also declared a personal and prejudicial interest in Agenda Item 11, Land to rear of 14-20 Olive Grove, Blackpool. The nature of the interest being that a property she owned was on land situated adjacent to the proposed application site.

2 MINUTES OF THE MEETING HELD ON 30 AUGUST 2017

The Committee considered the minutes of the meeting held on 30 August 2017.

Resolved: That the minutes of the meeting held on 30 August 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 to replace a garage with a new garage for general storage and vehicles at 23 Colwyn Avenue, Blackpool, subject to conditions being imposed.

Resolved: To note the planning appeal determined.

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4 PLANNING ENFORCEMENT UPDATE REPORT

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

The report stated that 153 new cases had been registered for investigation, five cases had been resolved by negotiation without recourse to formal action and 94 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.

There had been five s215 notices authorised, three enforcement notices served, one Breach of Condition notice served and one Community Protection Notice served during the 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.

5 PLANNING APPLICATIONS AND APPEALS PERFORMANCE

Mr Johnston, Head of Development Management reported on the Council's performance in relation to the determination of planning applications and planning appeals for the month of August and the quarter period from April to June 2017. He clarified that the Planning Inspectorate decision relating to 23 Colwyn Avenue had not been included in the performance figures as the decision had not been taken until 4 September 2017, which was outside of the reporting period. It would, however, be included in the Performance Report for the next meeting.

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

6 PLANNING APPLICATION 17/0060 - ANCHORSHOLME PARK , ANCHORSHOLME LANE WEST

The Committee considered planning application 17/0060 for the re-development of Anchorsholme Park to include new pumping station and associated buildings, storage tank control building, six vent stacks, erection of cafe and bowling club/maintenance building, re-contouring and landscaping of Park, new amphitheatre feature, new footpaths, provision of MUGA (multi-use games area), trim trail, and children's playground, new access from Princes Way, new walls and fencing. (Re-submission of 15/0820)

Mr Shaw, Principal Planning Officer, presented the Committee with an overview of the application and the proposed site layout and elevational plan, location plan and aerial views of the site. He reminded Members of a previous scheme that had been granted planning permission and that the current application represented a revision of the original scheme. He reported on the amendments in the revised application, the main one being the location of the water pumps above ground. He also reminded Members that the application before it had been deferred by the Committee at its meeting in April 2017 due to concerns relating to the lack of detail in the application and the extent of the

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changes from the previously approved scheme. Consideration of the application had also been deferred by the Committee at its last meeting due to concerns that appropriate notice of consideration of the application had not been given to local residents.

Mr Shaw reported on the requirement to improve sea water quality and reduce the risk of flooding which the application sought to do. He advised the Committee on the expected benefits of the scheme which included the gain of a high quality park and improved flood protection. He confirmed that no objections to the revised scheme had been received from the Council's Highways department, Parks department, Environmental Protection department or Lancashire Constabulary. The revised scheme was considered sustainable and in accordance with local and national policy. Responding to questions from the Committee, Mr Shaw reported on discussions he had had with Environmental Protection colleagues regarding noise levels and referred to the report which detailed the outcome of those discussions.

Ms Firth spoke in objection to the application and referred to additional information that she had circulated to Members at the meeting. Her main concerns related to the lack of consultation by the applicant, potential noise, vibration and odour from the location of the pumps above ground and the changes to swale drainage. She presented her view that the scheme would be contrary to the Council's Core Strategy for reasons which included that it would not enhance the character and appearance of the area.

Councillor T Williams, Ward Councillor, spoke in objection to the application and questioned the reasons behind the changes which in his view were detrimental to the previously approved scheme. He expressed doubts as to the asserted use of the pumps due to a lack of comparative evidence and the above average amount of rainfall in Blackpool. Further concerns raised included potential noise from the water pumps, health and safety issues from the swale drain and the appearance of the Park.

Councillor Galley, Ward Councillor, also spoke in objection to the application and expressed similar concerns as the previous objectors in terms of noise, odour and vibration from the relocation of the pumps above ground and their potential impact on residents' properties. He also expressed concern regarding the extent of the area that United Utilities had agreed to undertake surveys on properties within and considered that this ought to be extended. Further concerns related to the design of the park and its impact on users and residents and potential drainage and flooding issues. He requested the Committee to consider including a condition to install CCTV and lighting to deter anti-social behaviour. In response to a question from the Chairman, Councillor Galley referred to the handout distributed by Ms Firth which in his view demonstrated the poorer quality of materials to be used in the revised scheme.

Mr Watson, on behalf of the applicant, accompanied by Mr Sharp, spoke in support of the application. He reported that a number of consultation events had been held which had resulted in changes to the revised scheme. He explained the reasons for the relocation of the motors for the pumps above ground which included a reduced risk of pump failure and flooding of nearby properties and ease of future maintenance. He reported his view that the noise levels would be the same as the previously approved scheme and outlined improvements in the revised scheme which included upgrading of the pathways and an increase in green space retained for the park. He expressed willingness to accept conditions being attached to the planning permission, if granted, in relation to noise and

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the installation of ducting and wiring for lighting and CCTV provision. The Committee questioned the reasons that United Utilities could not revert to the previous design and Mr Watson responded by advising that it could not revert back to the earlier design as it posed a greater risk of breakdown of the pumps which could result in a greater risk of flooding.

On invitation from the Chairman, Mr Latham, Park Services Manager, confirmed that the Council's Parks department was satisfied with the revised scheme and reported on expected improvements to the park as a result of the scheme.

During consideration of the application, the Committee raised concerns relating to the impact of noise on local residents and considered that a condition imposing a maximum noise level would be necessary to avoid impacting on the amenity of local residents. In response to questions from the Committee, Mr Shaw reported that enforcement action could be undertaken for non-compliance with planning conditions. The Committee also raised concerns regarding potential anti-social behaviour incidents and considered that a further condition relating to the installation of ducting and wiring to enable future lighting and CCTV provision would be appropriate.

The Committee also questioned the removal of the swale drain in the southern area of the Park that had been included in the original approved application. Mr Sharp responded by presenting his view that the swale drain in the original approved application had subsequently been deemed unnecessary and had been reduced in length accordingly, however, it could be extended if required.

The Committee noted the significant concerns raised in objection to the revised scheme, however, it did not consider it reasonable to refuse the application on this basis but did consider that appropriate additional conditions would be necessary to mitigate those concerns.

The Committee agreed: That the application be approved, subject to the conditions, including additional conditions relating to compliance with a maximum noise level of 36 Decibels, the installation of ducting and wiring for lighting and CCTV in the Park and a reversion to the original approved swale drainage scheme, and 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 17/0239 - LAND TO THE REAR OF 46 HARCOURT ROAD

The Committee considered planning application 17/0239 for the erection of a detached dwellinghouse and detached garage, with access from Harcourt Road.

Mr Shaw, Principal Planning Officer, presented the Committee with an overview of the application and the proposed site layout and elevational plan, location plan and aerial views of the site. He reported on constraints with the positioning of the development due to the siting of an electricity sub-station and power cable. He referred Members to the comments from the Head of Highways and Traffic Management in the Update Note where he had stated that he had no significant concerns with the proposal. He referred to the amendment to proposed Condition 5 and confirmed that further conditions would

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be imposed should planning permission be granted relating to the agreement of a Construction Management plan and drainage.

Mr Barratt, Applicant, spoke in support of the application and reported on similar developments in the area. He also reported his view on improvements to the area that would be realised from the development.

The Committee agreed: 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 17/0374 - 243 FLEETWOOD ROAD

The Committee considered planning application 17/0374 for external alterations to form a new window to side elevation, and use of rear ground floor of premises as altered as a beauty salon and therapy room.

Mr Johnston, Head of Development Management, presented the Committee with an overview of the application and the proposed site layout and elevational plan, location plan and aerial views of the site. He reported on the main concerns with the application which included the detrimental impact on the amenities of local residents and highway safety due to the location of the proposed development in a narrow cul-de-sac.

The Committee agreed: 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.

9 PLANNING APPLICATION 17/0453 - LAND BOUNDED BY CORONATION STREET, ADELAIDE STREET AND TOWER STREET

The Committee considered planning application 17/0453 for the erection of a three storey extension to the Hounds Hill Shopping Centre with restaurant on the ground floor, a retail unit on the ground and part first floor and a cinema complex and associated facilities on the upper floors.

Mr Shaw, Principal Planning Officer, presented the Committee with an overview of the application and the proposed site layout and elevational plan, location plan, aerial views of the site and artistic impressions of the proposed development.

Mr Shaw reported that the proposal was to provide a retail unit to facilitate the relocation of the Wilkos store and a restaurant on the ground floor and cinema complex on the upper floors. He advised Members of the accessibility of the development and reported that the scale, design and materials had taken into consideration the nearby Grade II* Winter Gardens listed building. He reported on ongoing discussions relating to the servicing area and the requirement for the agreement of a service management plan, a travel plan, off road highway works, to include pick up and drop off, and a Construction Management Plan. He reported on the benefits of the proposed development in terms of

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providing a high quality development, regenerating the town and improving the town's night time economy.

In response to questions from the Committee, Mr Patel, Group Engineer, Traffic Management, confirmed that he was satisfied with the proposal, subject to conditions including the amended condition 13 as detailed in the Update Note. In response to further questions, Mr Shaw confirmed that car parking would be available at Hounds Hill and at other town centre car parks. He also responded to a concern relating to external cladding by advising on the existence of a condition to be attached to the planning permission, if granted, relating to the agreement of suitable materials.

The Committee agreed: That the application be approved, subject to the conditions, and for the reasons set out in the appendix to the minutes.

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

NOTE: Councillor L Williams, having declared a prejudicial interest, left the room and took no part in the discussion or voting in respect of this application.

ADDITIONAL NOTE: Councillor Humphreys took the chair during consideration of this Agenda Item.

10 PLANNING APPLICATION 17/0456 - 102 QUEENS PROMENADE

The Committee considered planning application 17/0456 for the erection of a first floor rear extension to form bedroom and bathroom, installation of french doors to ground floor rear elevation and installation of four windows on side elevation.

Mr Johnston, Head of Development Management, presented the Committee with an overview of the application and the proposed site layout and elevational plans, location plan and aerial views of the site. A photograph to demonstrate the proximity of the development to neighbouring properties was also circulated to Members.

Mr Johnston advised that the property was currently in use as a hotel, but was not located within a protected Main Holiday Accommodation Area. The proposal also involved internal changes to upgrade the hotel. Mr Johnston reported on amendments made to address overlooking and loss of privacy concerns.

The Committee agreed: 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.

11 PLANNING APPLICATION 17/0501 - LAND TO REAR OF 14-20 OLIVE GROVE

The Committee considered planning application 17/0501 for outline planning permission for the erection of four semi-detached dwellinghouses, with three detached garages and associated access from Olive Grove.

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Mr Johnston, Head of Development Management, presented the Committee with an overview of the application and the proposed site layout, location plan and aerial views of the site. The building on the site was currently vacant and had previously been used as a workshop and storage yard in connection with a joinery business.

He referred Members to the location of the proposed development site and its close proximity to adjoining properties. He reported on concerns relating to the impact on the amenity of local residents given its distance to nearby properties. Further concerns related to the potential impact on trees around the edge of the site and highway issues due to the narrow width of the access point. He referred Members to the Head of Highways and Traffic Management's comments detailed in the Update Note which supported the reasons for refusal. He also referred to the amendment to Reason for Refusal No.4, also reported in the Update Note.

The Committee agreed: 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.

NOTE: Councillor L Williams, having declared a personal and prejudicial interest, left the room and took no part in the discussion or voting in respect of this application.

ADDITIONAL NOTE: Councillor Humphreys took the chair during consideration of this Agenda Item.

Chairman

(The meeting ended 8.37 pm)

Any queries regarding these minutes, please contact:
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