

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 21 NOVEMBER 2017

### Present:

Councillor L Williams (in the Chair)

Councillors

Humphreys	Hutton	D Scott
Hunter	O'Hara	T Williams

### In Attendance:

Mrs Bernadette Jarvis, Senior Democratic Governance Adviser  
Mr Gary Johnston, Head of Development Management  
Mrs Clare Lord, Legal Officer  
Ms Susan Parker, Senior Planner  
Mr Latif Patel, Group Engineer, Traffic Management  
Mr Mark Shaw, Principal Planning Officer

### 1 DECLARATIONS OF INTEREST

Councillor Hutton declared a prejudicial interest in Agenda Item 9 relating to planning application 17/0652 – Unity Academy, Warbreck Hill Road, Blackpool. The nature of the interest being that Unity Academy was part of the Fylde Coast Academy Trust and he was a Governor of Mereside Primary School which was also part of the same Academy Trust.

Councillor L Williams declared a prejudicial interest in Agenda Item 10 relating to planning application 17/0702 – Former K Boocock and Company Ltd, Coleridge Road, Blackpool. The nature of the interest being that the application site was within her ward and she had previously been involved in discussions with constituents regarding traffic issues in the area which was one of the main material considerations within the application.

### 2 MINUTES OF THE MEETING HELD ON 24 OCTOBER 2017

The Committee considered the minutes of the meeting held on 24 October 2017.

**Resolved:** That the minutes of the meeting held on 24 October 2017 be approved and signed by the Chairman as a correct record.

### 3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee noted the decisions of the Planning Inspectorate to dismiss two appeals submitted against the Council's refusal to grant planning permission for a change of use of part warehouse from Class B2 general industry to class A1 retail at Unit 1, 71 Moor Park Avenue, Blackpool and the erection of four new bungalows at Land to the rear of 17-23 Carleton Avenue, Blackpool.

**Resolved:** To note the planning appeals determined.

Background papers: None

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### 4 PLANNING ENFORCEMENT UPDATE REPORT

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

The report stated that 53 new cases had been registered for investigation, 29 cases had been resolved by negotiation without recourse to formal action and 40 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 also been one Enforcement Notice and one s215 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.

Background papers: None

### 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 October 2017 and the quarter period from July to September 2017.

He advised Members that the Council's performance in relation to the determination of planning applications was assessed on a two year rolling basis and that the last assessment was for the period 1 October 2015 to 30 September 2017. Within that period the performance for the determination of major applications was 76% within a 13 week period against a target of 60% and minor applications was 72% within an eight week period against a target of 70%. He highlighted that performance for both categories exceeded the Government threshold for the two year period.

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

Background papers: None

### 6 PLANNING APPLICATION 17/0406 - 502 DEVONSHIRE ROAD, BLACKPOOL

The Committee considered planning application 17/0406, 502 Devonshire Road, Blackpool that sought planning permission for the erection of single storey rear extensions to form orangery and six bedrooms and internal alterations to increase overall number of bedrooms from 17 to 25.

Mr Johnston, Head of Development Management, presented the Committee with an overview of the application and the current and proposed site layout plans, elevational and roof plan, location plan, current and proposed car parking provision and aerial views of the site. He advised the Committee that the application sought to create 25 single en-suite bedrooms, an increase in the current provision of 14 single and 3 double bedrooms

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which would increase the number of residents that could be accommodated from 20 to 25.

Members were shown the proposed plans in the context of the development's proximity to neighbouring properties. Mr Johnston advised on amendments to the application since it was originally submitted to reduce an element to single storey and to reduce the height and design of the other single storey element. He referred to the additional representations reported in the Update Note in support of the application. He reported on the parking provision and indicated that the development satisfied the parking requirements set out in the parking standards. In response to a question from the Committee, Mr Patel, Network Planning and Projects Manager, confirmed that the Head of Highways and Traffic Services had withdrawn his objection to the proposal following receipt of further information regarding an increase in parking provision and the allocation of specified spaces for staff and visitors.

Mr McGauley, Public Objector, spoke in objection to the proposal confirming that whilst he was not against an extension to the property in principle, he had concerns about the impact of the current proposal on his amenities due to the size and bulk of the proposed development. He asked the Committee to consider deferring the application to provide an opportunity for an alternative proposal to be investigated.

Mr Workman, Applicant's Agent, spoke in support of the application and reported on his view of the benefits of the proposed development, which included the enhancement of a community asset and the increase in the number of residents that could be accommodated. In his opinion, the proposed development met the requirements of relevant policies within the Council's Core Strategy and Local Plan. Mr McLougley, Applicant, also spoke in support of the application and reported his opinion on the benefits of the scheme, the amendments made to the original proposal to reduce the impact on neighbouring properties and his view that there would be sufficient car parking provision.

The Committee considered the application and raised concerns relating to the impact of the proposed development on the amenities of the occupiers of 504 Devonshire due to its positioning, the length of the proposed extension and its proximity to the neighbouring property. Members considered that a deferral of the application to a future meeting would be appropriate to give the applicant the opportunity to consider the Committee's concerns regarding the proposed development's impact on the amenities of the neighbouring property.

**Resolved:** That the application be deferred to a future meeting to allow the applicant the opportunity to consider the Committee's concerns in relation to the proposed development's impact on the amenities of the neighbouring property.

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

### **7 PLANNING APPLICATION 17/0503 - 26-30 ABINGDON STREET, BLACKPOOL**

The Committee considered planning application 17/0503 that sought permission for internal and external alterations including erection of a "plaza" to first floor level within existing service yard area, installation of replacement windows to Edward Street, re-

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modelling of former post office counter and use/ conversion of buildings to provide leisure uses, retail uses, offices, restaurants and cafes within Use Classes A1, A2, A3, D2 with associated administrative offices, car parking, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works at 26-30 Abingdon Street, Blackpool.

Mr Shaw, Principal Planning Officer, presented the Committee with an overview of the application and the proposed site layout, elevational plan, location plan, aerial views of the site and an artistic impression of the proposed internal café area. Mr Shaw advised Members that the application represented a revision of a previously approved scheme and that the main changes from the originally approved scheme included the deletion of a hotel and proposed new windows and alterations to the former Post Office counter. Ongoing negotiations regarding the removal of the metal railings on Edward Street had been undertaken and agreement reached on the retention of a section of the railings.

Mr Shaw referred to the comments from the Head of Highways and Traffic Services that had led to a number of further proposed conditions. Those conditions related to the requirement for a service management plan to be submitted and approved by the Local Planning Authority, an amendment to proposed Condition 4 to make reference to the allocation of designated parking spaces within the central courtyard area. In addition he referred to a Section 278 Agreement informative note relating to the proposed loading bay on Edward Street. He also referred Members to the Update Note which proposed a further additional condition requiring the details of all materials to be used on the external elevations, including replacement windows, doors, roller shutter and roof top cladding to be submitted and agreed in writing by the Local Planning Authority. A further additional condition was proposed requiring the agreement of the exact specification for the end of the retained metal railings on Edward Street.

A Member of the Committee referred to the concerns raised regarding the impact of the development on the objector's property and it was noted that this had been considered in the granting of the original planning permission and there were no alterations from the previously approved scheme in terms of the relationship.

The Committee questioned the reason and extent of the removal of part of the metal railings on Edward Street and Mr Shaw showed on the plans the portion of railings that would be removed to allow access for Electricity North West to/from the proposed substation.

**Resolved:** That the application be approved, subject to the conditions, including additional conditions relating to the requirement of the submission and approval of a service management plan, the agreement of materials to be used on external elevations, a further condition requiring the exact specification for the end of the metal railings, the amendment of Condition 4 to make reference to the allocation of designated parking spaces within the central courtyard area and an informative note for a Section 278 Agreement relating to the proposed loading bay on Edward Street, and for the reasons set out in the appendix to the minutes.

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

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### 8 PLANNING APPLICATION 17/0504 - 26-30 ABINGDON STREET, BLACKPOOL

The Committee noted that that this application was similar to the application at Agenda Item 7 with the exception that it was requesting Listed Building Consent which was covered by separate legislation.

**Resolved:** That the application be approved, subject to the conditions, including additional conditions relating to the requirement of the submission and approval of a service management plan, the agreement of materials to be used on external elevations, a further condition requiring the exact specification for the end of the metal railings, the amendment of Condition 4 to make reference to the allocation of designated parking spaces within the central courtyard area and an informative note for a Section 278 Agreement relating to the proposed loading bay on Edward Street, and 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 17/0652 - UNITY ACADEMY, Warbreck Hill Road, BLACKPOOL

The Committee considered planning application 17/0652 that sought permission for the formation of a Multi Use Games Area (MUGA) on existing playing field, enclosed by 4.5 metre high mesh fencing, erection of equipment store and six 15 metre high floodlights, with associated hardstanding and landscaping including grass bund at Unity Academy, Warbreck Hill Road, Blackpool.

Mr Johnston, Head of Development Management, presented the Committee with an overview of the application and the proposed site layout, elevational plan, location plan and aerial views of the site, including a visual image of the proposed pitch area. He reported on an amendment to the original scheme to remove access from Cotswold Road and the applicant's agreement to a reduction in the hours of use of the pitch to end at 9.30pm on Mondays to Fridays. Therefore the proposed hours of use would be 9.00am to 9.30pm Mondays to Fridays and 9.00am to 6.00pm Saturdays, Sundays and Bank Holidays. Mr Johnston reported on the measures taken to address the concerns raised by officers from Environmental Protection which included the reduction in hours of use, the continuous bund down the full length of the pitch and the provision of acoustic fencing. He also reported on the light spill which would be confined to the perimeter of the pitch and not extend to the houses on adjacent roads.

Mr Winter, Public Objector, spoke in objection to the application and raised concerns relating to the impact of the proposal on residents of neighbouring properties, particularly in relation to health, from the proposed use up to 9.30pm. Further concerns related to an increase in traffic, a lack of evidence that the proposed bund would be an effective noise reduction measure, and light spillage.

Mr Brennand, Applicant, spoke in support of the application, particularly in terms of its benefit for both the school and the local community. He reported on the consultation undertaken with planning officers and the amendments made in response to concerns raised. These included a reduction in the hours of use which he considered represented a

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balance between meeting the financial sustainability of the scheme and providing a facility for young people and satisfying the local community.

Responding to questions from the Committee, Mr Johnston reported on the distances between the fence surrounding the pitch and properties on adjacent roads. It was also confirmed that the facility would be vacated by the closing time of 9.30pm on Mondays to Fridays.

The Committee acknowledged the concerns raised relating to noise and discussed the effectiveness of the acoustic fencing in reducing the noise impact on the residents of neighbouring properties. Mr Johnston confirmed that a condition could be imposed on the planning permission, if granted, requiring the submission of a scheme relating to the acoustic fencing being approved by the Local Planning Authority. The Committee considered it would be appropriate to require such a condition to mitigate the impact of noise on the amenities of the residents of neighbouring properties.

**Resolved:** That the application be approved subject to the conditions, with an additional condition requiring the applicant to submit for approval by the Local Planning Authority a scheme relating to the provision of acoustic fencing, 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 Hutton, having declared a prejudicial interest, left the room during consideration of this item and took no part in the discussion or voting on the application.

### **10 PLANNING APPLICATION 17/0702 - FORMER K BOOOCK AND CO LTD, COLERIDGE ROAD, BLACKPOOL**

The Committee considered planning application 17/0702 that sought permission for the use of premises at the former K Boocock and Co Ltd, Coleridge Road, Blackpool as an indoor cycling/ fitness centre (Class D2 use).

Ms Parker, Senior Planner, presented the Committee with an overview of the application and the proposed site layout, location and elevational plans. She advised Members that the application sought approval for the use of the ground floor as a gymnasium or fitness centre with the first and second floors used for offices and storage. She emphasised that although the applicant's intended use of the premises was as a specialised indoor cycling fitness centre, it was not possible to restrict its use to this extent. She drew the Committee's attention to the Update Note which proposed two additional conditions following the receipt of a consultee response from the Council's Environmental Protection team.

She reported on the benefits of the proposal in terms of bringing disused premises back into use and promoting a healthy lifestyle. In relation to the concerns raised regarding parking provision, she accepted that the proposal could lead to increased pressure on parking in the area. However, in her opinion and on balance, the benefits of the scheme outweighed the shortfall in parking provision, particularly in view of the accessibility of the location, the availability of the adjacent forecourt in the evenings and the availability of on street parking in the area.

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Mr Leadbetter, on behalf of the Applicant, spoke in support of the application and presented the Committee with information on the facilities that would be available within the premises. He reported his view on the need for the facility in the area, the benefits of the proposal in terms of improving the health and lifestyle of residents in the local and surrounding areas and employment opportunities it would offer.

The Committee considered the accessibility of the facility for disabled users and Mr Johnston reported on the siting of the facilities on the ground floor and the lack of a barrier preventing disabled users from accessing the facilities. Ms Parker reported on the suitability of the building and the layout of the premises in terms of its accessibility for disabled users. The applicant expanded on the facilities that would be available to disabled users within the facility.

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

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

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

**ADDITIONAL NOTE:** In the absence of the Chairman, the Vice-Chairman Councillor Humphreys took the chair during consideration of this item.

### Chairman

(The meeting ended 7.40 pm)

Any queries regarding these minutes, please contact:  
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