

Blackpool Council

10 November 2017

To: Councillors Humphreys, Hutton, Jackson, O'Hara, Stansfield, L Williams and T Williams

The above members are requested to attend the:

PLANNING COMMITTEE

Tuesday, 21 November 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 24 OCTOBER 2017 (Pages 1 - 16)

To agree the minutes of the last meeting held on 24 October 2017 as a true and correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED (Pages 17 - 28)

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

4 PLANNING ENFORCEMENT UPDATE REPORT (Pages 29 - 32)

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

5 PLANNING APPLICATIONS AND APPEALS PERFORMANCE (Pages 33 - 36)

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

6 PLANNING APPLICATION 17/0406 - 502 DEVONSHIRE ROAD, BLACKPOOL (Pages 37 - 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 17/0503 - 26-30 ABINGDON STREET, BLACKPOOL (Pages 49 - 64)

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

8 PLANNING APPLICATION 17/0504 - 26-30 ABINGDON STREET, BLACKPOOL (Pages 65 - 80)

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

9 PLANNING APPLICATION 17/0652 - UNITY ACADEMY, WARBRECK HILL ROAD, BLACKPOOL (Pages 81 - 98)

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

10 PLANNING APPLICATION 17/0702 - FORMER K BOOCOCK AND CO LTD, COLERIDGE ROAD, BLACKPOOL (Pages 99 - 120)

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

| | | |
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| Humphreys | O'Hara | T Williams |
| Hutton | Stansfield | |

In Attendance:

Mr Ian Curtis, Legal Officer
Mrs Bernadette Jarvis, Senior Democratic Governance Adviser
Mr Gary Johnston, Head of Development Management
Mr Latif Patel, Group Engineer, Traffic Management
Mr Mark Shaw, Principal Planning Officer

1 DECLARATIONS OF INTEREST

Councillor Hutton declared a prejudicial interest in Agenda Item 6 relating to planning application 17/0457 – Site of Former Arnold School, Lytham Road, Blackpool. The nature of the interest being that he was a Governor of Mereside Primary School, part of the Fylde Coast Academy Trust.

2 MINUTES OF THE MEETING HELD ON 26 SEPTEMBER 2017

The Committee considered the minutes of the meeting held on 26 September 2017.

Resolved: That the minutes of the meeting held on 26 September 2017 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee noted that two appeals had been lodged against the refusal of planning permission in respect of application 17/0034 relating to 29 Cocker Street, Blackpool and application 17/0069 relating to Land to the rear of 150 Harcourt Road, Blackpool.

Resolved: To note the planning appeals lodged.

Background papers: Letters from the Planning Inspectorate dated 5 October 2017 and 6 October 2017.

4 PLANNING ENFORCEMENT UPDATE REPORT

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

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The report stated that 51 new cases had been registered for investigation, eight cases had been resolved by negotiation without recourse to formal action and 20 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 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.

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 September and the quarter period from July to September 2017.

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

Background papers: None

6 PLANNING APPLICATION 17/0457 - SITE OF FORMER ARNOLD SCHOOL, LYTHAM ROAD, BLACKPOOL

The Committee considered planning application 17/0457, Site of Former Arnold School, Lytham Road, that sought planning permission for the re-development of existing school site including erection of three storey building north of Arnold Avenue to form secondary school block, erection of single storey front extension to existing primary school building, south of Arnold Avenue, and external alterations including replacement windows, doors and cladding, refurbishment of existing sports hall and design centre including replacement windows and doors and installation of new external escape staircases to side elevations of design centre, formation of three Multi Use Games Areas (MUGAs) and associated landscaping, cycle stores and car parking, including formation of new 36 space car park accessed from Arnold Avenue, following demolition of existing secondary school buildings.

Mr Shaw, Principal Planning Officer, presented the Committee with an overview of the application and the proposed site layout, elevational plan, location plan and aerial views of the site. He reported on negotiations that had addressed initial safety concerns raised by the Head of Highways and Traffic Management, subject to an amendment to proposed condition 12 to include reference to the relocation of the existing pedestrian crossing on Lytham Road. Mr Shaw added that Sport England had also withdrawn its initial objection, subject to a condition being attached to the permission, if granted, requiring the approval of the design and layout of the playing fields. Mr Shaw also reported on the Locally Listed buildings within the site and confirmed that the former headmaster's house, considered

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to be the most significant heritage asset, together with the cobbled wall and existing trees south of Arnold Avenue would be retained.

In response to the Chairman, Mr Shaw confirmed that the Multi Use Games Areas would be restricted to use by the school to safeguard the amenity of nearby residents.

Ms Middlemiss, the Development's Project Manager, spoke in support of the application and reported on the achievements of the Fylde Coast Academy Trust in terms of improving educational standards within Blackpool and the consultation events that had demonstrated a high level of support for the development. Ms Delaney, the applicant's agent, also spoke in support of the application and advised on the amendments made to the original application to address concerns raised by Environmental Protection, the Head of Highways and Traffic Management and Sport England and presented her view that there were no outstanding technical matters to prevent the application being approved. She advised that the expected opening date for the school was September 2018.

Responding to questions from the Committee, it was noted that there would be allocated spaces for pick up/drop off for nursery children and that there would be no restriction on the community use of the playing fields. Mr Patel, Group Engineer, Traffic Management reported on the availability of bus stops near the school and confirmed that a travel plan would be undertaken in the long term which would include a review of parking provision.

Resolved: That the application be approved, subject to the conditions and including an amendment to condition 12 to include reference to the relocation of the existing pedestrian crossing on Lytham Road, 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.

7 PLANNING APPLICATION 17/0505 - 40 CHORLEY ROAD, BLACKPOOL

The Committee considered planning application 17/0505, 40 Chorley Road, Blackpool that sought planning permission for the erection of a two storey building to form a freezer cold storage and office space, with associated equipment compound, 15 space car park, new vehicular access from Chorley Road, and a 2 metre high boundary fence.

Mr Johnston, Head of Development Management, presented the Committee with an overview of the application and the existing site layout plan and the proposed site layout, elevational plan, location plan and aerial views of the site. He reported on previous planning approval granted at the site which included permission in 2003 for the building on the main part of the site that had no restriction on its hours of operation. He also advised Members that an application for a building on the site now proposed had been approved in 2008 and that the current application represented a variation on the previous approval. Further approval in 2011 for a refrigeration/cold store at the back of

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the site imposed a condition to restrict the hours of delivery to the cold store from 6pm and 8.30am on Mondays to Fridays and not at all on Sundays.

The Committee was referred to the site layout plans which demonstrated the relationship between the site and neighbouring properties and the proposed vehicle movement within the site. The measures undertaken to safeguard the amenity of residents of neighbouring properties in terms of noise were reported and Mr Johnston referred to a sound report that had indicated that the level of noise would be below the ambient background noise level. He also confirmed that Environmental Protection had not raised any concerns with the development. Mr Johnston highlighted the intended hours of operation of the extended site which were 6.00am to 01.00am on Mondays to Fridays, 8.30am to 1.30pm on Saturdays and 8.30am to 4.30pm on Sundays and Bank Holidays.

Mr Wolfe, the applicant's agent, accompanied by Mr Hitchen, Managing Director, Trevors Foodservice and Ms Lovatt, Business Support Manager, Trevors Foodservice, spoke in support of the application. Mr Wolfe advised the Committee on the need for expansion due to the growth in business and reported on the benefits to the community in terms of increased local employment opportunities and apprenticeships. He also reported on close working with the Council's planning officers and the design changes made to the application to address concerns relating to visual impact and noise. He reported on the requirement for the requested hours in sustaining the future viability of the business. He clarified that he did not anticipate that vehicle movements would normally take place during the later hours of operation on weekdays.

The Committee questioned the feasibility of vehicles manoeuvring within the site and was advised that a tracking plan in the transport assessment confirmed that it was achievable. Mr Johnston reported on his view of the advantage of the current proposal in easing traffic congestion on Chorley Road.

The Committee considered the proposed operating hours and noted the issues raised by the objectors. Members considered the operating hours to be excessive and raised concerns regarding the potential impact on the amenity of nearby residents in terms of noise and disturbance. However it also noted that, should the Committee be so minded, it could only impose restrictions on the operating hours of the proposed new development and that there would be no such constraints imposed on the existing site. It also acknowledged the limitations of imposing such restrictions on a partial area of the site.

The Committee requested a commitment from the operator to act responsibly and to continue ongoing dialogue with residents. Mr Wolfe reported on the intention to continue with regular meetings with the local community to resolve any concerns and agreed that local councillors would be invited to attend community events.

Resolved:

1. That the application be approved subject to the conditions and for the reasons set out in the appendix to the minutes.
2. To request the operator to act responsibly in terms of its hours of operation and to continue to work with local residents and councillors to resolve any future concerns.

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

Chairman

(The meeting ended 7.20 pm)

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

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Application Number 17/0457 – Site of Former Arnold School, Lytham Road, Blackpool, FY4 1JG

Redevelopment of existing school site including erection of three storey building north of Arnold Avenue to form secondary school block, erection of single storey front extension to existing primary school building, south of Arnold Avenue, and external alterations including replacement windows, doors and cladding, refurbishment of existing sports hall and design centre including replacement windows and doors and installation of new external escape staircases to side elevations of design centre, formation of three MUGAs and associated landscaping, cycle stores and car parking, including formation of new 36 space car park accessed from Arnold Avenue, following demolition of existing secondary school buildings.

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 3rd July 2017

Drawings numbered;

988-LMA-V1-00-DR-A-2020
988-LMA-V1-01-DR-A-2021
988-LMA-V1-02-DR-A-2022
988-LMA-V1-XX-DR-A-2120
988-LMA-V1-XX-DR-A-2121
988-LMA-V1-XX-DR-A-2200
988-LMA-V2-00-DR-A-2020
988-LMA-V2-01-DR-A-2021
988-LMA-V2-02-DR-A-2022
988-LMA-V2-03-DR-A-2023
988-LMA-V2-XX-DR-A-2111
988-LMA-V3-00-DR-A-2020
988-LMA-V3-01-DR-A-2021
988-LMA-V3-02-DR-A-2022
988-LMA-V3-XX-DR-A-2120
988-LMA-V3-XX-DR-A-2121
988-LMA-V4-ZZ-DR-A-2020
988-LMA-V4-02-DR-A-2021

988-LMA-V4-XX-DR-A-2120

988-LMA-V4-XX-DR-A-2121

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 all 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 above ground level on the new school building.

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

4.
 - a) No development on the new school building shall take place above ground level until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.
 - b) The landscaping works 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.)
 - c) 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.

5.
 - (a) No development or other operations shall commence on the new car park until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.
 - (b) No operations shall commence on site in connection with the new car park hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any operations involving

the use of motorised vehicles or construction machinery) until the protection works required by the approved scheme are in place.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved scheme are in place.

(d) The fencing or other works which are part of the approved protection scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior written agreement of the Local Planning Authority has first been sought and obtained.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, having regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. No development shall take place until a Construction and Demolition Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The 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 and Demolition 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.

7. 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.

8. 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.

9. Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. The development shall not be occupied until a travel plan has been submitted to and approved in writing by the Local Planning Authority. Such travel plans shall include an on street parking survey, the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element.

No part of the development shall be occupied prior to the implementation of the Approved Travel Plan (or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order to ensure appropriate provision exists for safe and convenient access by public transport, cycle, and on foot as well as by car, in accordance with Policy AS1 of the Blackpool Local Plan 2001 - 2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Prior to any demolition works commencing on the locally listed building the

implementation of a programme of building recording and analysis shall be commenced. This must be carried out in accordance with a timetable and written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: The site is within an area where there may be important features of archaeological interests and so appropriate investigation and safeguarding is necessary in accordance with Planning Policy Statement 5: Planning for the Historic Environment.

12. The school shall not be opened until the following highway works have been carried out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority:-
- provision of a second pedestrian crossing on Lytham Road and the re-location of the existing pedestrian crossing on Lytham Road
 - the re-instatement of redundant dropped crossings outside the existing school site
 - the provision of drop off and collection parking spaces in association with the approved nursery

Such approved works shall be retained thereafter.

Reason: In the interests of highway safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

13. No development shall commence on the playing fields/ MUGAs or the all-weather pitch until details of the design and layout of the playing fields have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The playing fields shall not be constructed other than in accordance with the approved details and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development makes satisfactory provision to meet the future sporting and recreational needs of the school and the wider community in accordance with Policies BH5 and BH7 of the Blackpool Local Plan 2001-2016 and Policies CS12 and CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

14. Use of the school shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall include details of pricing policy, hours of use, access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in accordance with the approved agreement unless otherwise agreed in writing with the Local Planning Authority.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport in accordance with Policies BH5 and BH7 of the Blackpool Local Plan 2001-2016 and Policies CS12 and CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

15. No development above ground on the new school building shall take place until a scheme for the provision of bat and bird boxes within the development has been submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall then be provided in accordance with the approved scheme before the school site is first occupied unless otherwise agreed in writing by the Local Planning Authority and shall thereafter be retained as such.

Reason: In the interests of biodiversity in accordance with Policy NE7 of the Blackpool Local Plan 2001-2016.

16. Prior to the school first being occupied a repair and refurbishment method statement for the exterior of the locally listed building to be retained within the application site shall be submitted to and agreed in writing with the Local Planning Authority and such approved works to be carried out in accordance with an agreed timetable.

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

17. The use of the Multi Use Games Areas shall be restricted as follows:-

Mondays-Fridays 0800 – 17.00 with no use on Saturdays, Sundays or Bank Holidays.

The use of the all-weather pitch shall be restricted as follows:-

Mondays-Fridays 0800 – 1800 Saturdays 0930 –1500 with no use on Sundays or Bank Holidays

The above facilities are for school use only and not to be used by other parties.

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.

18. The building/use hereby approved shall not be occupied/first commenced until the servicing provisions, including manoeuvring areas, have been provided in accordance with the approved details; such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing within the site 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.

19. 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.

20. 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

21. The existing cobbled stone boundary wall to Lytham Road shall not be removed or otherwise altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of appearance of the locality due to the significant heritage value in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 17/0505 – 40 Chorley Road, Blackpool, FY3 7XQ

Erection of two storey building to form freezer cold storage and office space, with associated equipment compound, 14 space car park, new vehicular access from Chorley Road, and 2 metre high boundary fence.

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 24th July 2017; drawings numbered 16-28 PL03 Rev A, 16-28 PL04, 16-28 PL05 Rev D, 16-28 PL06 Rev A, 16-28 PL10 Rev A.

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

3. The building hereby approved shall not be occupied until the servicing provisions, including manoeuvring areas, have been provided in accordance with the approved details; such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing within the site including loading and unloading shall take place from within the loading/unloading bays 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.

4. Prior to the development hereby approved being first brought into use the servicing, car parking and secure under cover cycle 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.

5. No development shall be commenced until the following highway works have been carried out:

- installation of the new vehicular ingress
- alterations to the existing vehicular ingress/egress

Reason: In the interests of highway safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. 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 in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Prior to the installation of any external flood lighting on the site, a scheme detailing the location and specification of any luminaires and their cowlings shall be submitted to and approved by the Local Planning Authority. The scheme must accord with the guidelines set out in the Institute of Lighting Engineers publication 'Guidance Notes for the Reduction of Obtrusive Light'. The scheme shall be implemented as approved and thereafter retained.

Reason: To safeguard the living conditions of the occupants of neighbouring 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.

9. 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.

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| Report to: | PLANNING COMMITTEE |
| Relevant Officer: | Gary Johnston, Head of Development Management |
| Date of Meeting: | 21 November 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 Unit 1, 71 Moor Park Avenue, Blackpool, FY2 0LY (16/0253)

5.2.1 An appeal was submitted against a refusal to grant planning permission for a change of use of part warehouse from Class B2 general industry to Class A1 retail.

5.2.2 **Decision:** The appeal was dismissed.

5.2.3 The planning application form states that the change of use applies to 387.7 square metres of the unit, which is 1,203 square metres in total. However, at the application stage a revised plan was submitted that showed the retail area as being 679.7 square metres in size. On the Planning Inspector's site visit, the latter plan appeared to better reflect the existing configuration. However, the appellant is clear that they have applied for 387.7 square metres of retail only. The Planning Inspector therefore determined the appeal based on this quantum of floorspace.

5.2.4 Main Issues

The main issues are, firstly, the effect of the development on the local supply of employment land and, secondly, whether there is a sequentially preferable site on which the retail proposal could be accommodated, bearing in mind the need to demonstrate flexibility.

5.2.5 On the first issue, the Inspector concluded that the development results in a harmful reduction in the supply of employment land, contrary to Policy DE1 of the Blackpool Local Plan 2001-2016 (2006), and Policy CS3 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 (2016).

5.2.6 On the second issue the Inspector concluded that it has not been demonstrated that the development would pass the sequential test. It is therefore contrary to Policy CS4 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 (2016). This policy states that out of centre locations will only be considered where there are no more centrally located/sequentially preferable sites available. It would also be at odds with the Framework which requires that retail proposals in out of centre locations pass the sequential test.

5.2.7 A copy of the Inspector's decision dated 23 October 2017 is attached as Appendix 3a.

5.3 **Land to rear 17-23 Carleton Avenue, Blackpool (16/0499)**

5.3.1 An appeal was submitted by Mr Simon Billington against the decision of Blackpool Borough Council to refuse outline planning permission for four new bungalows.

5.3.2 **Decision:** The appeal was dismissed.

5.3.3 **Main Issues**

Firstly, the effect of the development on the living conditions of future occupiers with regard to internal space, outlook, natural light, and noise and disturbance and, secondly, whether the development would prejudice highway and public safety.

The appeal site comprises a relatively narrow area of overgrown land. It is located between the rear of properties fronting Carleton Avenue, and industrial units fronting Mowbray Drive. The development would introduce a terrace of four bungalows onto this land with rear gardens that would back onto the industrial units. The proposed rear gardens would be around 4.5 metres in length.

5.3.4 On the first issue the Inspector concluded that the development would significantly harm the living conditions of future occupiers of the development with regard to outlook, natural light, and noise and disturbance. It would therefore be contrary to Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 (2016) and Policies LQ1, LQ2, LQ4, BH3 and BH4 of the Blackpool Local Plan 2001-2016 (2006).

5.3.5 On the second issue the Inspector concluded that the development would prejudice highway and public safety. It would therefore be contrary to Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 (2016) and Policies AS1, LQ1, LQ3, and LQ4 of the Blackpool Local Plan 2001-2016 (2006).

5.3.6 A copy of the Inspector's decision dated 12 October 2017 is attached as Appendix 3b.

5.4 **Planning/Enforcement Appeals Lodged**

5.4.1 None

5.5 Does the information submitted include any exempt information? No

5.6 **List of Appendices:**

5.6.1 Appendix 3a - A copy of the Inspector's decision dated 23 October 2017
Appendix 3b - A copy of the Inspector's decision dated 12 October 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



Appeal Decision

Site visit made on 3 October 2017

by Thomas Hatfield BA (Hons) MA MRTPI

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

Decision date: 23rd October 2017

Appeal Ref: APP/J2373/W/17/3178117

Unit 1, 71 Moor Park Avenue, Blackpool, FY2 0LY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr William Margerison against the decision of Blackpool Borough Council.
 - The application Ref 16/0253, dated 3 May 2016, was refused by notice dated 20 December 2016.
 - The development proposed is a change of use of part warehouse from Class B2 to Class A1.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. There is some dispute between the parties regarding the precise nature of the use. However, the application form clearly states that the change of use applied for is Class A1 Retail. I have therefore determined the appeal on this basis.
3. The planning application form states that the change of use applies to 387.7 square metres of the unit, which is 1,203 square metres in total. However, at the application stage a revised plan was submitted that showed the retail area as being 679.7 square metres in size. On my site visit, the latter plan appeared to better reflect the existing configuration. However, the appellant is clear that they have applied for 387.7 square metres of retail only. I have therefore determined the appeal based on this quantum of floorspace.

Main Issues

4. The main issues are, firstly, the effect of the development on the local supply of employment land and, secondly, whether there is a sequentially preferable site on which the retail proposal could be accommodated, bearing in mind the need to demonstrate flexibility.

Reasons

Employment land

5. The appeal site is located within the Moor Park/Bristol Avenue Industrial Estate, which extends to 17.6 hectares in total. This area is designated as an industrial/business estate under saved Policy DE1 of the Blackpool Local Plan

2001-2016 (2006). This policy states that "*development of retail or other non-class B uses will not be permitted*". Furthermore, Policy CS3 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 (2016) states that existing industrial/business land will be safeguarded for employment use.

6. The proposed retail use would clearly fall outside of the range of the uses permitted by policies DE1 and CS3. Whilst there is a subtle change in terminology between these two policies, neither encourages retail development (a 'main town centre use') in designated industrial/business estates. The Moor Park/Bristol Avenue Industrial Estate was assessed in the Blackpool Employment Land Study 2013, which found that it "*has a continuing important role serving the north of the town*"¹. At the time of my site visit, the estate also appeared to be reasonably well occupied. There is no detailed evidence before me regarding a lack of demand for policy compliant uses on the site. Moreover, I note that the Council has an identified shortfall of employment land in the district and is working with its neighbours to remedy this situation through new allocations in an adjoining Borough. This clearly indicates a tight supply of employment land in Blackpool.
7. The appellant has drawn my attention to 2 recent approvals by the Council in the vicinity of the appeal site. These were for an ice rink on a vacant industrial site (ref 12/0485) and a children's play centre in the unit next to the appeal site (ref 15/0104). The full details of those cases are not before me. However, both approvals were granted as exceptions to Policy DE1, based on the material considerations in those cases. This does not mean that this policy has ceased to apply. Moreover, neither of those developments was for a retail use, and in the case of the ice rink there were clear benefits associated with a leisure development of that size. Full details of the NS&I site approval are also not before me, although it appears that that development was for a mixed residential and employment scheme, which is not the case here. Accordingly, I have determined the appeal on its own merits.
8. For the above reasons, I conclude that the development results in a harmful reduction in the supply of employment land, contrary to Policy DE1 of the Blackpool Local Plan 2001-2016 (2006), and Policy CS3 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 (2016). These policies seek to ensure, amongst other things that the defined industrial/business estates are reserved for employment uses.

Sequential Test

9. The development constitutes a 'main town centre use' in what is an 'out of centre' location. In this regard, both Policy CS4 of the Blackpool Local Plan Part 1: Core Strategy (2016), and the National Planning Policy Framework ('the Framework'), require that the development pass the sequential test. This requires that main town centre uses be located firstly in town centres, then in edge of centre locations, and only if suitable sites are not available should out of centre sites be considered.
10. The appellant states that they have not been able to identify any property that would meet the identified 800 square metre requirement. However, little evidence has been submitted to corroborate this assertion. In particular, no assessment of any currently available sites in sequentially preferable locations

¹ Appendix B – Page 24

has been provided. The appellant states that the nature of the operation, which includes trade sales, retail sales, and storage/repair, does not lend itself to a town centre location. However, there is no evidence before me that edge of centre sites have been considered or explored, which would be preferable in sequential terms. Accordingly, there is insufficient evidence before me that a robust sequential test assessment has been undertaken. In this regard, I note that the Planning Practice Guidance (PPG) states that "*failure to undertake a sequential assessment could in itself constitute a reason for refusing permission*"².

11. For the above reasons, I conclude that it has not been demonstrated that the development would pass the sequential test. It is therefore contrary to Policy CS4 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 (2016). This policy states that out of centre locations will only be considered where there are no more centrally located/sequentially preferable sites available. It would also be at odds with the Framework which requires that retail proposals in out of centre locations pass the sequential test.

Other Matters

12. The appellant has asked that I consider granting a temporary permission to assist in developing the business, should I be minded to dismiss the appeal. In this regard, the PPG³ states that a temporary permission may be appropriate where a trial run is needed in order to assess the effect of the development on the area or where it is expected that the planning circumstances will change in a particular way at the end of that period. However, neither of these circumstances applies in this case, nor has it been demonstrated that a temporary use is necessary to encourage the re-use of an empty property. Accordingly, I do not consider that granting a temporary permission would be appropriate in this case.
13. The appellant states that the premises could be occupied by a more intrusive use that could have a detrimental effect on the adjoining play barn. However, that scenario is speculative, and in any case the operators of the play barn have chosen to locate within an established industrial/business estate.
14. The appellant refers to permitted rights that would have applied were the building in a B1 use. However, that is not the case here. Moreover, that permitted right only applies to up to 150 square metres of floorspace, which is significantly less than the current appeal proposal. I therefore attach no weight to this consideration.

Conclusion

15. For the reasons given above I conclude that the appeal should be dismissed.

Thomas Hatfield

INSPECTOR

² Paragraph: 010 Reference ID: 2b-010-20140306

³ Paragraph: 014 Reference ID: 21a-014-20140306

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Appeal Decision

Site visit made on 3 October 2017

by Thomas Hatfield BA (Hons) MA MRTPI

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

Decision date: 12th October 2017

Appeal Ref: APP/J2373/W/17/3177343

Land to rear 17-23 Carleton Avenue, Blackpool

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Simon Billington against the decision of Blackpool Borough Council.
 - The application Ref 16/0499, dated 23 August 2016, was refused by notice dated 12 December 2016.
 - The development proposed is 4 new bungalows to rear of 17-23 Carleton Avenue, Blackpool.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The application is in outline with all matters reserved for future consideration except for the layout and scale of the development. Drawings showing an indicative appearance were submitted with the application, and I have had regard to these in determining this appeal.

Main Issues

3. The main issues are, firstly, the effect of the development on the living conditions of future occupiers with regard to internal space, outlook, natural light, and noise and disturbance and, secondly, whether the development would prejudice highway and public safety.

Reasons

Living conditions

4. The appeal site comprises a relatively narrow area of overgrown land. It is located between the rear of properties fronting Carleton Avenue, and industrial units fronting Mowbray Drive. The development would introduce a terrace of 4 bungalows onto this land with rear gardens that would back onto the industrial units.
5. The proposed rear gardens would be around 4.5 metres in length according to the Planning Officer's Report. These would immediately back onto the adjoining industrial units, which are generally 2 stories in height. This layout would result in a very poor level of outlook from the rear windows of the properties, which would mostly face onto a brick wall. Given the position and

height of the industrial units, the natural light that would reach the rear windows and back gardens would also be limited. In this regard, the rear windows would serve bedrooms and kitchens, which are rooms that future occupants would be likely to spend a significant proportion of their time in.

6. The industrial units to the rear are long established, and the Council state that they are in B2 General Industrial use with no hours restrictions in place. In addition, a letter of objection has been submitted by one of these businesses confirming that their factory operates during the daytime, evenings, and at weekends. The introduction of new dwellings in close proximity to these industrial units is likely to result in an unacceptably poor residential environment. The development could also lead to complaints being lodged against these businesses, which could affect their ability to operate. The existing properties fronting Carleton Avenue are more than 20 metres from the industrial units, behind rear boundary fences, and are therefore not as exposed in this regard.
7. The proposed front dormer windows would serve bedrooms, and would face onto habitable room windows in the rear of properties fronting Carleton Avenue. The separation distance between these windows would be narrow and below the Council's normal standards. This would result in a significant level of overlooking between these windows that would undermine the privacy of both existing residents and future occupiers of the development.
8. The internal size of the dwellings would be relatively small, and below the optional space standards set out in the Government's Technical Housing Standards. However, the Council has not adopted these optional standards in its Core Strategy. In this regard, I note that the Planning Practice Guidance states that "*Where a local planning authority (or qualifying body) wishes to require an internal space standard, they should only do so by reference in their Local Plan to the nationally described space standard*"¹. I am therefore unable to attach significant weight to the optional national standards in this case.
9. For the above reasons, I conclude that the development would significantly harm the living conditions of future occupiers of the development with regard to outlook, natural light, and noise and disturbance. It would therefore be contrary to Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 (2016) and Policies LQ1, LQ2, LQ4, BH3 and BH4 of the Blackpool Local Plan 2001-2016 (2006). These policies seek to ensure, amongst other things, that new development does not adversely affect the amenity of occupiers of residential accommodation. It would also be at odds with the National Planning Policy Framework which seeks to secure a good standard of amenity for all existing and future occupants of land and buildings.

Highway and public safety

10. The appeal site would be accessed via an existing route that enters the site between No 1 Mellwood Avenue and No 33 Carleton Avenue. This currently serves a number of garages to the south west of the appeal site. Access into the site is restricted by a tall metal gate that is locked when not in use.
11. The access would not be sufficiently wide to allow two vehicles to pass one another, and no passing places are proposed. This arrangement is likely to

¹ Paragraph: 018 Reference ID: 56-018-20150327

result in conflicts between vehicles that would necessitate reversing a significant distance along a narrow route. The additional obstacle presented by having to unlock and lock the gate across the access would further complicate matters in this regard. Mellwood Avenue has no parking restrictions along it and there is restricted visibility at the access into the site. Reversing back out onto Mellwood Avenue would therefore be potentially unsafe, and could lead to collisions. This access would also be used by pedestrians, including those with restricted mobility, which would result in additional conflicts with safety implications. Whilst a scheme of signage has been suggested by the appellant, it is not clear how this would work or how this could alleviate these issues.

12. The appellant has drawn my attention to an approval on an adjacent site for a parking area. However, the full details of that scheme are not before me, and the amount of additional traffic this would generate is unclear. Full details of the proposed container storage use (subject to pre-application advice) are also not before me. In any case, I have determined the appeal on its own merits.
13. The Council state that the gate across the access was installed to prevent unauthorised access to the rear of properties fronting Carleton Avenue and Mellwood Avenue. For security purposes, this gate is locked when not in use. The development would significantly increase the use of this gate, which would increase the likelihood that it would be left open. This would allow criminals to access the rear of the properties fronting Carleton Avenue and Mellwood Avenue and undermine the security of these dwellings. Whilst a scheme of lighting could be secured by condition, that does not alter my view that the development would lead to a significant deterioration in the security of existing properties.
14. The development proposes 1 dedicated parking space per dwelling. Given the size of the dwellings, and their likely occupation by older residents, I consider this level of parking to be adequate. Moreover, the surrounding streets have largely unrestricted parking, which could accommodate any visitor or other occasional parking. Whilst the Council state that the level of parking would be inconsistent with its adopted parking guidelines, I note that these are maximum rather than minimum standards.
15. For the above reasons, I conclude that the development would prejudice highway and public safety. It would therefore be contrary to Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 (2016) and Policies AS1, LQ1, LQ3, and LQ4 of the Blackpool Local Plan 2001-2016 (2006). These policies seek to ensure, amongst other things, that new development should promote community safety and provide safe and appropriate access for vehicles and pedestrians.

Other Matters

16. The appellant has drawn my attention to 3 recent developments on backland sites in the Blackpool area. Each of these sites has a shorter access than the current appeal proposal. In addition, whilst the rear gardens to those properties are relatively short, they do not immediately back onto to a high brick wall, nor are they comparably close to industrial uses. Accordingly, these examples are not sufficiently similar to the appeal proposal so as to set a precedent.

17. The development would include a new drainage scheme. However, there is no evidence before me of an existing drainage or flood risk problem, and in any case, drainage arrangements are a normal requirement for developments of this size. This consideration therefore carries neutral weight.
18. The proposed waste storage and collection arrangements reflect the backland nature and layout of the site. The Council do not identify any highway safety or amenity concerns that would arise from these arrangements. Accordingly, I do not consider that this matter would justify withholding permission in this case.

Conclusion

19. For the reasons set out above, I conclude that the development would unacceptably harm the living conditions of neighbouring occupiers with regard to outlook, natural light, and noise and disturbance, and would prejudice highway and public safety. Set against this, there would be a positive benefit in terms of the provision of new bungalow accommodation that would contribute towards Blackpool's housing needs. The development would also be in an accessible location and would re-use a previously developed site. However, even when taken together these benefits do not outweigh the harm that would result from the development. In the circumstances of this appeal, these considerations do not justify making a decision other than in accordance with the development plan.
20. For the reasons given above I conclude that the appeal should be dismissed.

Thomas Hatfield

INSPECTOR

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|--------------------------|--|
| Report to: | PLANNING COMMITTEE |
| Relevant Officer: | Tim Coglan, Service Manager, Public Protection |
| Date of Meeting | 21 November 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 October 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, 53 new cases were registered for investigation, compared to 85 received in October 2016.

5.1.2 Resolved cases

In October 2017, 29 cases were resolved by negotiation without recourse to formal action, compared with 12 in October 2016.

5.1.3 Closed cases

In total, 40 cases were closed during the month (52 in October 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

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

- No enforcement notices served in October 2017 (none in October 2016);
- One s215 notice served in October 2017 (none in October 2016);
- No Breach of Condition notices served in October 2017 (none in October 2016).
-

relating to those cases set out in the table below.

5.1.5 Enforcement notices authorised in October 2017

| Reference | Address | Case | Dates |
|-----------|---------------------------------|--|--|
| 17/8053 | Land adjacent to 7 Laundry Road | Without planning permission, the use of the land for the siting of a caravan for residential purposes. | Enforcement Notice authorised 17/10/2017 |

5.1.6 **S215 notices issued in October 2017**

| Reference | Address | Case | Dates |
|-----------|------------------|----------------------------|--|
| 17/8217 | 28 Ashfield Road | Poor condition of property | S215 notice issued 23/10/2017 – compliance due by 01/03/2018 unless appeal lodged at Magistrates by 01/12/2017 |

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

| | |
|---------------------------|---|
| Report to: | PLANNING COMMITTEE |
| Relevant Officer : | Gary Johnston - Head of Development Management |
| Date of Meeting: | 21 November 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? Yes

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 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 Performance is shown in this case for October 2017 and the second quarter of the financial year (July-September 2017)

| | Government Target | Performance October 2017 | Performance July -Sept 2017 |
|---|--------------------------|---------------------------------|------------------------------------|
| Major development decisions | >60% | 100% | 100% |
| Minor development decisions | >70% | 100% | 95% |
| Quality of major development decisions | >10% | n/a | n/a |
| Quality of non major development decisions | > 10% | n/a | One appeal allowed |

Does the information submitted include any exempt information? No

List of Appendices

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: 21/11/2017

Application Reference: 17/0406

WARD: Bispham
DATE REGISTERED: 22/06/17
LOCAL PLAN ALLOCATION: No Specific Allocation

APPLICATION TYPE: Full Planning Permission
APPLICANT: AUTUMN LEAVES RESIDENTIAL HOME

PROPOSAL: 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.

LOCATION: 502 DEVONSHIRE ROAD, BLACKPOOL, FY2 0JR

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

SUMMARY OF RECOMMENDATION

This application is for extensions to an established care home. Whilst it is recognised that the property was built as a house in common with the other properties which form a cluster on the western side of Devonshire Road it has a large rear garden area and is set on a wide plot. The application has been amended to seek to balance the needs of improving the care home whilst respecting the amenities of the neighbouring residents. On balance it is considered that the proposals accord with paragraph 17 of the National Planning Policy Framework (NPPF), Policy CS7 of the Core Strategy and Policies AS1, LQ14 and BH3 of the Local Plan.

INTRODUCTION

Planning permission was granted in 1988 (planning application reference 86/1582) for a change of use from residential (Class C3) to a Rest Home (Class C2). Since being granted change of use, two further applications have been approved to extend the property (planning application references 88/0688 and 88/1834). The application has been amended

following discussions with officers - a first floor extension to the south west corner of the property has been omitted and the design, height and position of the projecting extension from the north west corner of the property has been amended.

SITE DESCRIPTION

The property is within an established residential area, but it does not have any allocation on the Local Plan Proposals Map. There is a cluster of properties on the western side of Devonshire Road and they are surrounded by North Shore Golf Course to the rear.

The property is a large two storey detached property set in a large garden area with a car parking area to the front and side. The property is currently used as a residential care home for the elderly (Class C2) with 17 bedrooms. The property has previously been extended in the late 1980's shortly after its current use commenced.

The site is set below the level of Devonshire Road with the land sloping down from the golf course to the rear in a north easterly direction.

DETAILS OF PROPOSAL

The proposal is to carry out internal alterations to the property including extensions to provide additional bed space capacity thus increasing the number of residents from 17 to 25. The proposals consist of squaring off the south west corner of the property and rear extensions from the north west corner of the property. The extensions would take the form of a glazed orangery and a single storey wing which would project into the rear garden and provide an enlargement to the dining area and four bedrooms. An additional area of car parking would be provided to the south of the existing property.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- **Principle**
- **Design**
- **Amenity**
- **Highway Safety**
- **Parking and Servicing Arrangements**
- **Other Issues**

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

CONSULTATIONS

Head of Highways and Traffic Management: I have now had the opportunity to review the drawings and have undertaken two site visits during normal times.

The existing use is quite easily accommodated with little issues, as far as I can see, in

relation to access and parking. The available space at the front can accommodate seven spaces, possibly more but manoeuvrability would be difficult. The situation may be different with regards to access and parking, with possible over-spill onto the highway (an existing problem possibly made worse) during the evening and weekends when more visitors are likely to attend.

The proposal does not seek to increase the parking provision (***additional space is proposed to the south of the building***) and it is my view that the proposal will generate additional vehicle trips which will be a nuisance to neighbours, and parked vehicles on-road will affect forward visibility to the site access and neighbouring properties' access to the detriment of highway safety.

On this basis, I wish to object to this proposal and recommend refusal.

PUBLICITY AND REPRESENTATIONS

Press notice published: Not Applicable

Site notice displayed: Not applicable

Neighbours notified: 22 June 2017 and 18 October 2017

Two neighbour objections have been received in relation to the original plans for - *Erection of part two storey/ part first floor rear/ side extension and erection of single storey rear extension, to form lounge and 8 additional bedrooms*, from 500 and 504 Devonshire Road.

The issues raised are as follows -

1. The proposed two storey extension because of its proposed proximity to 500 Devonshire Road would offer the potential to overlook rooms in 500 Devonshire Road and the rear garden.
2. The proposed extensions would cause a loss of light.
3. The increase in the number of residents from 17 to 25 would result in additional visitors to residents (families and friends) and additional visits from professional healthcare staff.
4. Visitors currently park on Devonshire Road which affects visibility and manoeuvrability when accessing /egressing driveways.
5. The proposal represents a further expansion of a commercial use in a residential area.
6. The single storey wing into the rear garden is likely to be hit by golf balls.
7. Concern about levels of respective properties.
8. Concern about additional surface water run off.
9. Concern about impact on garden area - shading /bulk and mass of the single storey wing.

A further representation has been received from the owner of 504 Devonshire Road enclosing photographs showing the extent of potential shading of his rear garden at this time of year, showing the car parking area full, showing a vehicle unloading on Devonshire Road, showing a vehicle reversed in the drive and blocking access to and egress from the car parking area and a car parked on Devonshire Road. He also raises the following points:

REAR EXTENSION REVISED DRAWING 01/11/2017

Reference the right side elevation (Showing position of current fence). Missing the roof? This fails to show the actual roof line which is in fact only 450mm lower than the original plans. The new design is primitive and an eyesore.

The current distance of the existing building is at present 250mm from the boundary fence (this being ground and first floor). The proposed building would only be 2.00 metres from the boundary fence, but that would be 27.5 metres further down the garden at its furthest point. The rest would taper towards the boundary - the scale of this extension and loss of light is huge.

ENTRANCE

I do not know which entrance is classified as the main entrance. What I do know is all residents, staff, visitors, nurses, doctors, ambulances, deliveries and maintenance staff enter and exit the side door (where the ramp is fitted). This activity takes place 24/7, not just sociable hours. This activity is 3.700 metres directly in front of my kitchen window, so close in fact I get countless smiles, waves and nods through the window in the privacy of my own house. Although unfortunately there is nothing for me to do about it now, an increase of these occurrences is completely unacceptable.

MY EXTENSION

The extension I have recently completed is in line with all the other extended residential properties; I spoke to my neighbour before submitting my plans. With that in mind, the existing Care Home is still 8 metres further out than this line while also being a ground floor and first floor house. The proposed plans show this already overdeveloped site wanting to extend a further 18.7 metres. This would truly have a huge impact.

CAR PARKING

The site has insufficient parking at present and would benefit from an expansion for the traffic it already receives to make it safer for users and highways. My house is not far short from the parking facilities the Care Home has. Houses 506 Devonshire Road and 508 Devonshire Road have increased their parking facilities over the years I suspect due to the traffic on Devonshire Road. The situation would be far worse with an approximately 50% increase in residents, visitors etc.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 17 - achieve a good standard of design and amenity
Section 6 – Delivering a Wide Choice of High Quality Homes (paragraphs 50 and 53).
Section 7 – Requiring Good Design (paragraphs 59 – 66)

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 – Design Quality

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

LQ4 – Building Design

LQ14 – Extensions and Alterations

BH3 – Residential and Visitor Amenity

AS1 - General Development Requirements

Supplementary Planning Guidance 9: Residential Institutions.

ASSESSMENT

Principle - There is currently no specific policy relating to the extension of existing care homes and hence the principles of Policy BH24 could be considered when assessing applications for extensions to existing homes. Policy BH24 has five criteria and it is considered that three of these are relevant in this case -

- type of use applied for
- intensity of use and its effect on adjacent occupiers
- suitability of the premises and location

The proposals relate to a care home with 14 single bedrooms and 3 double bedrooms. The proposal is create 25 en-suite bedrooms. The home has a good rating from the Care Quality Commission (CQC) and hence there is a social benefit in providing additional rooms at the home. Whilst the property was built as a house, it is situated on a large plot (as are the neighbouring properties) and hence the principle of extending the home is acceptable subject to design, amenity and parking considerations which are discussed in other parts of this assessment.

Design - The application has been amended to omit a first floor element at the rear and which would have been close to 500 Devonshire Road and hence the single storey extensions proposed would be subservient to the existing home. The extension to the south

west corner of the home would replicate the existing lean to type extension to the home. The projecting rear extension would take a different form in that it would have a very shallow sloping green roof which pays homage to the setting of the home adjacent to the golf course to the rear. The slope would be away from the neighbour at 504 Devonshire Road to the north and the eaves would be just below the eaves of the existing gable adjacent the boundary with 504 Devonshire Road. It is proposed to have a glazed element to link the existing with the new and then a rendered facade to reduce the bulk of the extension. It is considered that the proposals meet the requirements of paragraph 17 and section 6 of the NPPF, Policy CS7 of the Core Strategy and Policy LQ14 of the Local Plan.

Amenity- The amended scheme has sought to reduce the impact of the proposals on the amenities of the occupiers of 500 and 504 Devonshire Road. The omission of the first floor element at the rear which would have been close to 500 Devonshire Road means that the single storey extension adjacent to 500 Devonshire Road would not have a significant impact on the amenities of the occupiers of this property. It would be approximately 2.5 metres from the boundary at its nearest point and being to the north of 500 Devonshire Road it would not have any shading issues. The amendments to the extension adjacent to 504 Devonshire Road have sought to reduce the impact on the amenities of the occupiers of this property. It is acknowledged that the extension is long at 19 metres in length but its height and design have been altered in an attempt to reduce its bulk and the potential for shading of 504 Devonshire Road's garden. The introduction of a green roof has also sought to reduce the impact on outlook from 504 Devonshire Road. Glazing in the elevation facing 504 Devonshire Road would be obscure glazing so there would be no potential for overlooking of 504 Devonshire Road.

On balance it is considered that the amendments to the scheme meet the requirements of paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policy BH3 of the Local Plan.

Highway Safety - the site is lower than Devonshire Road and hence it is not readily apparent whether the parking areas within the site are occupied. The driveway is wide and there is an added benefit in that the distance from Devonshire Road to the drive is greater than normal because of the existence of a grass verge. Visibility at the access is good because of the alignment of Devonshire Road and the wide open and level frontage. It is acknowledged that Devonshire Road is a busy distributor road but cars can enter and leave the site in forward gear. As for larger vehicles - food supplies, laundry etc. these would have to park on Devonshire Road and an ambulance could reverse into the site.

Parking and Servicing Arrangements - the car parking standards would require a maximum of five car parking spaces (one for every five residents) Two cars can be parked to the north of the existing building, two to the south (in tandem) and two/three on the frontage although the block paved area does not contain marked spaces. There is no dedicated servicing area within the site. Local residents suggest that there is a problem with on-street parking although officers have not witnessed there being a problem.

Other Issues - the single storey rear extension to the north west corner of the building would be cut into the rear garden area which had been re-profiled following a previous extension to the home. The proposal would leave a garden area of some 12 metres wide by

20 metres in length and hence there would be adequate amenity space for a home of this size. The use of a green roof would help reduce surface water run off from the roof of the extension. The potential for the extension to be hit by stray golf balls is not a planning consideration.

CONCLUSION

This application is for extensions to an established care home. Whilst it is recognised that the property was built as a house in common with the other properties which form a cluster on the western side of Devonshire Road it has a large rear garden area and is set on a wide plot. The application has been amended to seek to balance the needs of improving the care home whilst respecting the amenities of the neighbouring residents. On balance it is considered that the proposals accord with paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policies AS1, LQ14 and BH3 of the Local Plan.

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) 17/0406, 88/1834, 88/0688 and 86/1582 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 12th June 2017

Drawings showing floor layouts and elevations dated 16th October 2017 and car parking layout.

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 car parking provision shown on the approved plan shall be provided and shall thereafter be retained.

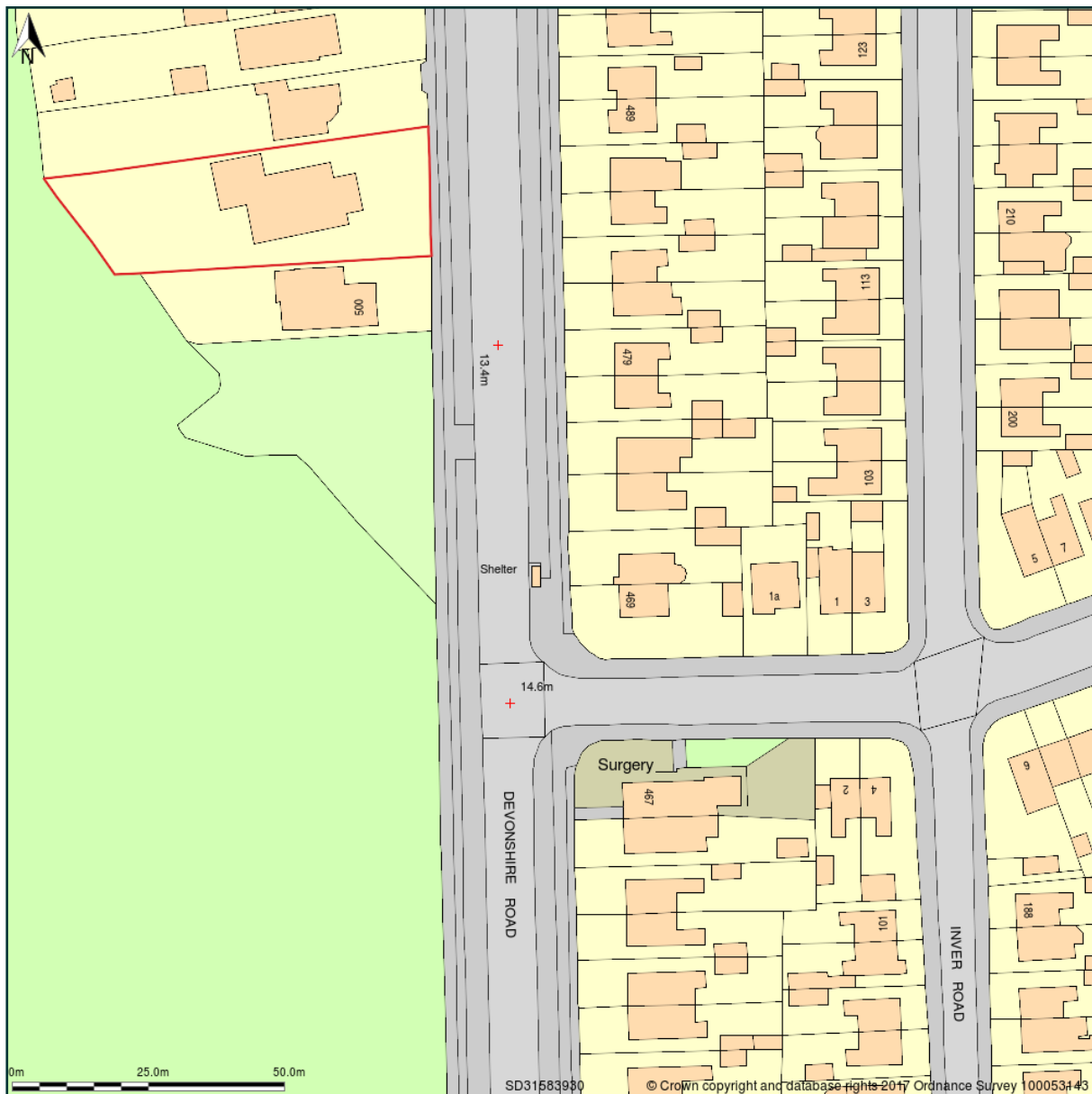
Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

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.

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Autumn Leaves Uk Ltd Autumn Leaves Care Home 502 Devonshire Road Blackpool FY2 0JR



Site Plan shows area bounded by: 331484.36, 439206.94 331684.36, 439406.94 (at a scale of 1:1250), OSGridRef: SD31583930. 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.

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COMMITTEE DATE: [21/11/2017](#)

Application Reference: 17/0503

WARD: Talbot
DATE REGISTERED: 02/08/17
LOCAL PLAN ALLOCATION: Town Centre Boundary
Retail Cafe Zone
Defined Inner Area

APPLICATION TYPE: Full Planning Permission
APPLICANT: Thompson Management Services

PROPOSAL: 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-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.

LOCATION: 26-30 ABINGDON STREET, BLACKPOOL, FY1 1AA

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 proposal is considered to be an appropriate and beneficial re-use of the application premises which, subject to appropriate conditions, is in accordance with the relevant national and local planning policy guidance contained within the National Planning Policy Framework, the Blackpool Local Plan Part 1: Core Strategy and Blackpool Local Plan relating to heritage, conservation, sustainable development and town centre uses.

INTRODUCTION

The current two applications (this application and application 17/0504 at Item 8 on the Agenda) are a revision and re-submission of the planning permission and listed building

consent reference: 16/0428 and 16/0429 granted by Planning Committee on 22 November 2016. The essential differences are the deletion of the hotel from the proposal, the removal of the former post office counter and its re-use to form of a central kiosk within the former counter hall which will open up the remainder of the ground floor to public access. As part of this adaptation of the former counter hall the partitions will be removed re-exposing the original room proportions. The applications also propose to replace the original metal windows on the Edward Street elevation and create a mobility access into the building from Edward Street.

SITE DESCRIPTION

The application premises comprise the Grade II Listed former post office fronting Abingdon Street with associated former sorting office to the rear fronting Edward Street with a central service yard area accessed from Edward Street. The former post office building is within the Retail/ Cafe Zone (Policy SR6) and the sorting office building is within the Mixed Use Zone (Policy SR7) as defined within the Blackpool Local Plan. The former post office is a three storey Portland stone building with basement accommodation and the sorting office is a four storey, brick building and has an industrial warehouse type appearance. There is an additional floor within a roof top metal clad extension which will be re-clad and retained. The application property is a key and prominent building within the Town Centre Conservation Area.

DETAILS OF PROPOSAL

Planning application and listed building consent (see Agenda Item 8) for a mixed use conversion, refurbishment, including the demolition of more recent post office structures with the central service yard, and conversion of the premises into over 5,300 sqm of Class A1 retail/ restaurant/ café uses, over 400 sqm of Class B1 offices, and over 400sqm of Class D2 assembly and leisure floor space. There is some flexibility between the uses given that at this stage there are no known end users. It is proposed to provide 24 car parking spaces and to construct a glass first floor plaza within the central service yard to provide a covered retail, dining, office and leisure facility. Abingdon Street would provide pedestrian entrances into the complex. The roof top extension will be re-clad in red coloured metal. An enclosed refuse storage and sub-station area and ramped mobility access is shown from Edward Street which will require the removal of sections of the original metal railings.

The former public counter area of the post office fronting Abingdon Street will be adapted and re-located centrally within the former counter hall and existing partitions removed to re-instate the original proportions of this key space within the building. This re-opened space will provide retail floor space and access through to the remainder of the building.

The application is accompanied by a Heritage Statement, Planning Statement including a Flood Risk Assessment and Transport Statement, Planning Appraisal, Design and Access Statement and a Drainage Report.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle of Uses
- Design of the Proposal and its impact on the Listed former Post Office building and the Town Centre Conservation Area
- Access, Parking and Servicing Arrangements
- Impact on Adjoining Property
- Economic and Employment Benefits
- Other Issues

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

CONSULTATIONS

County Archaeologist Lancashire County Council - 26 -30 Abingdon Street is a Grade II Listed Building, recorded as a Post Office dating to 1910. It was designed by architects of the Office of Works, built by R. Neill and Son of Manchester and is slightly altered. The national significance of this site has been recognised by virtue of its listing. The building also lies within the Extended Town Centre Conservation Area, another designated heritage asset. The proposed changes to the former post office will impact on its historic integrity.

Whilst Lancashire Archaeological Advisory Service (LAAS) is satisfied the alterations can go ahead, this building merits a record being made. Due to its significance this building requires a more analytical record. The changes to the circulation and use of this building are however considered to be relatively sympathetic, therefore a level three rather than a level four record is recommended.

Built Heritage Manager - I refer to the proposed development at the former Abingdon Street post office. My comments are as follows:

CCTV cameras should not be fixed to the Abingdon Street building. Application reference: 16/0428 stated that the railings on Edward Street were an important feature and would be restored. The current application proposes to remove the railings and create a modern ramp which will have a detrimental impact on the appearance of the building and the conservation area. The doors to the substation have also been altered to a less appropriate design.

It is understood that there may be a marble mosaic floor under the carpet in the counter hall. If the floor is revealed during works it should be repaired and remain exposed if possible. Provided that access to the plaza from within the counter hall is considered essential for the future viability of the scheme, I am prepared to support the reconfiguration of the counter as proposed.

Blackpool Civic Trust - No objections.

Historic England - Listed Building - No comments.

Electricity North West Ltd - 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.

Head of Transportation - 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.

WASTE - Commercial - 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.

Police - 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.

Blackpool International Airport - 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.

PUBLICITY AND REPRESENTATIONS

Press notice published: 24 August 2017

Site notices displayed: 14 August 2017

Neighbours notified 8 August 2017: **Stefan Salem 32 Abingdon Street Objects**- my company own the freehold of the adjoining property at 32 Abingdon Street and I vigorously object.

It is an ill-conceived proposal on the grounds in that it will cause significant loss of light, privacy, views and overshadowing to neighbouring properties including my own (adjacent to the proposed development) and at the back on Edward Street. The proposed development will block off one of my windows completely, blocking the light and views from all my other windows to the back of my property as well as the alterations to the party wall to increase its heights and lines to restrict light and views from my property as this application is clearly against your planning policies in regards to:

- 1- Loss of light overshadowing
- 2- Overlooking loss of privacy
- 3- Visual amenity
- 4- Highway safety, traffic generation and parking
- 5- Noise and disturbance resulting from the new proposed use.
- 6- Effect on listed building and conservation area
- 7- Design, appearance, materials, character
- 8- Relevant planning policies and guidance

The proposed development will have some devastating effects on many surrounding properties in the area and should be fully rejected unless a satisfactory plan with new design is provided.

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.

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.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

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. Natural features and local heritage resources can help give shape to a development and integrate it into the wider area, reinforce and sustain local distinctiveness, reduce its impact on nature and contribute to a sense of place.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan Part 1: Core Strategy has been adopted by the Council at the meeting of full Council on 20th January 2016. In accordance with paragraph 216 of the National Planning Policy Framework significant weight can now be given to the policies of

the Core Strategy. Certain policies in the Saved Blackpool Local Plan have now been superseded by policies in the Core Strategy (these are listed in the appendices to the document). Other policies in the Saved Blackpool Local Plan will remain in use until Part 2 of the new Local Plan is produced.

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

CS1 - strategic location for development

CS5 - connectivity

CS7 - quality of design

CS8 - heritage

CS9 - water management

CS10 - sustainable design

CS17 - Blackpool Town Centre

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:

SR6 Retail cafe zone

SR7 Mixed use zone

LQ1 Lifting the Quality of Design

LQ2 Site Context

LQ3 Layout of Streets and Spaces

LQ4 Building Design

LQ7 Strategic Views

LQ9 Listed Buildings

LQ10 Conservation Areas

BH3 Residential and Visitor Amenity

BH4 Public Health and Safety

BH12 Retail development and Supporting Town Centre Uses

AS1 General Development Requirements

AS2 New Development With Significant Transport Implications

ASSESSMENT

Principle- The two applications are supported subject to a number of conditions relating to detailed matters including ventilation, treatment of the railings and the former counter hall and servicing arrangements. The two interconnected Grade II listed buildings are important

heritage features of the Town Centre Conservation Area and have been vacant for a number of years. The applications represent a good opportunity to adapt the buildings to ensure their long term future and beneficial re-use adding to the town centre offer of retail, restaurant/ cafes, office and leisure uses all within a covered space. It is accepted that the viability of the scheme and importance of bringing this key town centre building back into use necessitate some adaptation of important features but it is considered that the overall public and heritage benefits of having the building converted and re-used ensuring its long term future outweigh the changes required.

Design of the Proposal and its impact on the Listed former Post Office building and the Town Centre Conservation Area - the Grade II listed former post office building(s) comprises the three storey (with basement) ornate white Portland stone building fronting the pedestrian section of Abingdon Street with the eight listed red telephone boxes immediately outside. This building included the public counter area and was in use before being transferred to WH Smith on Bank Hey Street. Internally in this former public area behind the stained glass windows and heavy wooden doors is the counter hall which has its original counter still intact albeit altered with security glazing affixed to the top. The original proportions of the room appear to have been reduced but the ornate ceiling is also still largely intact.

To the rear of this former public counter area is the back of house former sorting, delivery and parcel collection offices with a central courtyard. The sorting office building is four storey in height and has a metal clad box-like addition on the roof and fronts Edward Street. This building has a more functional, though not unattractive appearance being constructed of brick. The Edward Street boundary is formed with a low stone wall and ornate railings above.

It is not considered that the centrally located glazed atrium will impact adversely on the character and setting of the application premises. The atrium will cover the central courtyard area at first floor level, which itself is not of special significance, and the proportions of the courtyard space will remain intact given that the atrium is glazed. It will however protect the development from the weather, make full use of the space available and provide an all year round facility. Glazed roof shopping precincts, often involving historic buildings, are a feature of many town and city centres.

The main issue is considered to be how the original post office counter is adapted and re-used as part of the proposal. The option that has been chosen is to re-use the counter to create a freestanding centrally located retail stall/ kiosk within the former counter hall. This is considered necessary to open up the ground floor to pedestrian flows through the building to ensure the viability and practicality of the proposal. It is intended to re-open the original room proportions on the front ground floor and also to re-expose the mosaic floor which is still understood to exist in the former counter hall. Whilst the proposal would have some impact on the Listed Building, it is considered that the impact is acceptable and would be of public benefit.

The proposed material and profile specifications of the new window details for the Edward Street elevation has been provided and the new windows will comprise slim line aluminium frames broken up into a number of small panes which effectively will be a like for like

replacement of the existing windows. The windows are therefore considered acceptable in terms of the building and its setting within the Town Centre Conservation Area.

The Edward Street elevation is enclosed with ornate black metal railings with a low stone wall and pillars. The application indicates that a mobility ramp will be provided on this elevation and the plans also show sections of the railings removed to provide pedestrian accesses to the refuse and an electricity sub-station. This would leave little of the original railings intact. The architect has been requested to reconsider this aspect of the proposal and it has been requested that more of the railings be retained. An update on this matter will be given prior to the meeting.

Access, Parking and Servicing Arrangements - The existing service courtyard will be retained and re-used to provide 24 car parking spaces whilst also continuing to provide service access. However, this town centre site is in a sustainable location and is readily accessible by train, coach, tram, bus, taxi and there are also numerous public car parks within walking distance. The access, parking and servicing of the development is therefore considered acceptable although some servicing details including delivery times may need to be agreed by condition to safeguard residential amenity.

Impact on Adjoining Property - In terms of the built form, the proposal involves the retention of the main buildings to both Abingdon Street and Edward Street, the removal of more recent post office structures and canopies within the central service yard and the construction of a glass plaza at first floor level above the ground floor car parking and service area. In this respect the applications are unchanged from the application approved by the Planning Committee on 23 November 2016 and will have no more of an impact on adjacent property. The objector's business premises adjoin what will be a pedestrian entrance from Abingdon Street and the rear outriggers are also close to part of the central plaza and on the basis that the proposal adjoins a back of house outrigger to the rear of the objector's property the proposal is still considered acceptable.

Any right to light, party wall or other land ownership issues are independent of the planning application/ listed building consent and would be a private civil legal matter between the applicant and the objector.

Economy/ Employment- the application property comprises over 6300 sqm of floorspace and its re-use for the combination of proposed uses will be of considerable benefit to the town centre economy and improve Blackpool as a visitor destination providing a new and attractive indoor shopping, eating and leisure experience within a heritage setting. A significant number of jobs would also be provided (indicated to be in the region of 200 people) working within the shops, restaurants, offices and leisure facilities although exact numbers will not be known until the end users are found.

Other Issues- there are some matters including the approval of ventilation systems, lighting and the servicing details which still need to be approved and would be dealt with as conditions on any approval granted.

CONCLUSION

With appropriate conditions and further clarification given prior to the meeting as set out above, the proposal is considered to accord with local and national policy and advice and is therefore recommended for approval.

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) 16/0428 and 16/0429 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:

16049- P100, P101, P102, P103, P104, P105, P110, P111, P112, P113, P114, P120, P121, P130, T309, S101
SK00 57 M01 01

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 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.

4. The development shall not be occupied until a travel plan has been submitted to and approved in writing by the Local Planning Authority. Such travel plan shall include the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element.

No part of the development shall be occupied prior to the implementation of the Approved Travel Plan (or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance

with the timetable therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order to ensure appropriate provision exists for safe and convenient access by public transport, cycle, and on foot as well as by car, in accordance with Policy AS1 of the Blackpool Local Plan 2001 - 2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Details of the appearance, technical specification and siting of any external ventilation ducting and plant shall be submitted to and agreed in writing by the Local Planning Authority before any Class A3 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 and wider amenity, 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.

6. The building/uses hereby approved shall not be occupied/first commenced until the servicing provisions, including manoeuvring areas, have been provided in accordance with the approved details; such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing within the site 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.

7. 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.

8. Prior to the development hereby approved being first brought into use secure cycle storage and changing facilities shall be provided in accordance with details to be submitted and agreed 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, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. 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.

10. Prior to the commencement of development a programme of building recording and analysis shall be undertaken. This must be carried out in accordance with a timetable and written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason- To ensure and safeguard the recording and inspection of matters of archaeological and historical importance associated with the building in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Notwithstanding the submitted plans detailed treatment of the former counter hall and associated rooms on the Abingdon Street frontage, including the removal of non original partitions, re-exposure of wood panelling and mosaic floor and creation of new openings on the rear of the former counter hall shall be carried out in accordance with details to be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason: In the interests of retaining and re-exposing original features of the listed building, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

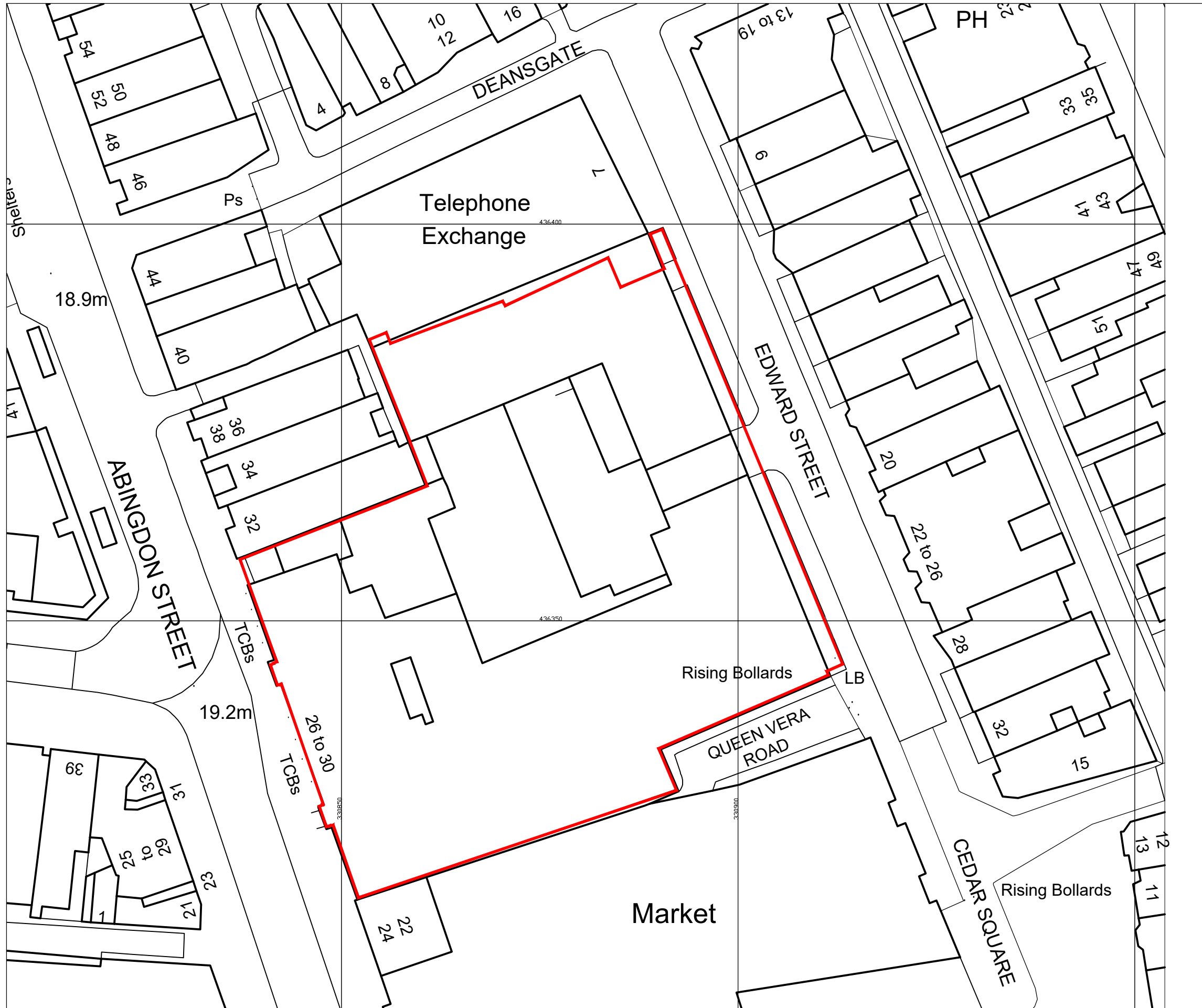
12. All new windows and doors on the development hereby approved shall be recessed 50mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.

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

Advice Notes to Developer

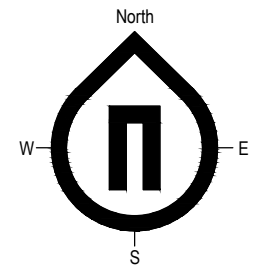
Not applicable

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NOTES
 Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. Contractor must verify all dimensions on site before commencing any work or shop drawings. Report any discrepancies to the architect before commencing work. If this drawing exceeds the quantities taken in any way the architect is to be informed before the work is initiated. Work within the Construction (Design & Management) Regulations 2015 is not to start until a Health and Safety Plan has been produced. This drawing is copyright and must not be reproduced without consent of NW Architects Limited.

DRAWING STATUS/TYPE KEY
 F Feasibility SK Sketch L Landscape C Construction
 P Planning M Marketing S Survey AB As Built
 T Tender TNT Tenant OS Ordnance Survey



| REV | DESCRIPTION | DRAWN | DATE | CHECKED | DATE |
|-----|-------------|-------|------|---------|------|
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REVISIONS

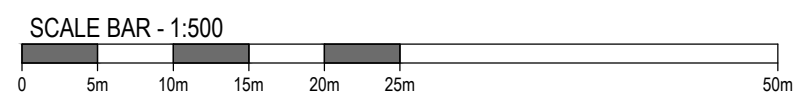
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 www.nw-architects.co.uk



CLIENT
Red Box Quarter
 Blackpool

PROJECT
Red Box Quarter
 Blackpool

DRAWING TITLE
Site Plan



| Scale | Drawn By | Date Drawn | |
|-------------|------------|--------------|---|
| 1:500 @ A3 | RAP | 21-07-17 | |
| | Checked By | Date Checked | |
| | GW | 21-07-17 | |
| Drawing No. | 16049-S101 | Revision | - |

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COMMITTEE DATE: [21/11/2017](#)

Application Reference: 17/0504

WARD: Talbot
DATE REGISTERED: 02/08/17
LOCAL PLAN ALLOCATION: Town Centre Boundary
Retail Cafe Zone
Defined Inner Area

APPLICATION TYPE: Listed Building Consent
APPLICANT: Thompson Management Services

PROPOSAL: 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-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.

(Application for Listed Building Consent).

LOCATION: 26-30 ABINGDON STREET, BLACKPOOL, FY1 1AA

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 proposal is considered to be an appropriate and beneficial re-use of the application premises which, subject to appropriate conditions, is in accordance with the relevant national and local planning policy guidance contained within the National Planning Policy Framework, the Blackpool Local Plan Part 1: Core Strategy and Blackpool Local Plan relating to heritage, conservation, sustainable development and town centre uses.

INTRODUCTION

The current two applications (this application and application 17/0504 at Item 8 on the Agenda) are a revision and re-submission of the planning permission and listed building consent reference: 16/0428 and 16/0429 granted by Planning Committee on 22 November 2016. The essential differences are the deletion of the hotel from the proposal, the removal of the former post office counter and its re-use to form of a central kiosk within the former counter hall which will open up the remainder of the ground floor to public access. As part of this adaptation of the former counter hall the partitions will be removed re-exposing the original room proportions. The applications also propose to replace the original metal windows on the Edward Street elevation and create a mobility access into the building from Edward Street.

SITE DESCRIPTION

The application premises comprise the Grade II Listed former post office fronting Abingdon Street with associated former sorting office to the rear fronting Edward Street with a central service yard area accessed from Edward Street. The former post office building is within the Retail/ Cafe Zone (Policy SR6) and the sorting office building is within the Mixed Use Zone (Policy SR7) as defined within the Blackpool Local Plan. The former post office is a three storey Portland stone building with basement accommodation and the sorting office is a four storey, brick building and has an industrial warehouse type appearance. There is an additional floor within a roof top metal clad extension which will be re-clad and retained. The application property is a key and prominent building within the Town Centre Conservation Area.

DETAILS OF PROPOSAL

Planning application and listed building consent (see Agenda Item 7) for a mixed use conversion, refurbishment, including the demolition of more recent post office structures with the central service yard, and conversion of the premises into over 5,300 sqm of Class A1 retail/ restaurant/ café uses, over 400 sqm of Class B1 offices, and over 400sqm of Class D2 assembly and leisure floor space. There is some flexibility between the uses given that at this stage there are no known end users. It is proposed to provide 24 car parking spaces and to construct a glass first floor plaza within the central service yard to provide a covered retail, dining, office and leisure facility. Abingdon Street would provide pedestrian entrances into the complex. The roof top extension will be re-clad in red coloured metal. An enclosed refuse storage and sub-station area and ramped mobility access is shown from Edward Street which will require the removal sections of the original metal railings.

The former public counter area of the post office fronting Abingdon Street will be adapted and re-located centrally within the former counter hall and existing partitions removed to re-instate the original proportions of this key space within the building. This re-opened space will provide retail floor space and access through to the remainder of the building.

The application is accompanied by a Heritage Statement, Planning Statement including a Flood Risk Assessment and Transport Statement, Planning Appraisal, Design and Access Statement and a Drainage Report.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle of Uses
- Design of the Proposal and its impact on the Listed former Post Office building and the Town Centre Conservation Area
- Access, Parking and Servicing Arrangements
- Impact on Adjoining Property
- Economic and Employment Benefits
- Other Issues

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

CONSULTATIONS

County Archaeologist Lancashire County Council - 26-30 Abingdon Street is a Grade II Listed Building, recorded as a Post Office dating to 1910. It was designed by architects of the Office of Works, built by R. Neill and Son of Manchester and is slightly altered. The national significance of this site has been recognised by virtue of its listing. The building also lies within the Extended Town Centre Conservation Area, another designated heritage asset. The proposed changes to the former post office will impact on its historic integrity. Whilst Lancashire Archaeological Advisory Service (LAAS) is satisfied the alterations can go ahead, this building merits a record being made. Due to its significance this building requires a more analytical record. The changes to the circulation and use of this building are however considered to be relatively sympathetic, therefore a level three rather than a level four record is recommended.

Built Heritage Manager - I refer to the proposed development at the former Abingdon Street post office. My comments are as follows:

CCTV cameras should not be fixed to the Abingdon Street building. Application reference: 16/0428 stated that the railings on Edward Street were an important feature and would be restored. The current application proposes to remove the railings and create a modern ramp which will have a detrimental impact on the appearance of the building and the conservation area. The doors to the substation have also been altered to a less appropriate design.

It is understood that there may be a marble mosaic floor under the carpet in the counter hall. If the floor is revealed during works it should be repaired and remain exposed if possible. Provided that access to the plaza from within the counter hall is considered essential for the future viability of the scheme, I am prepared to support the reconfiguration of the counter as proposed.

Blackpool Civic Trust - No objections.

Historic England - Listed Building - No comments.

Electricity North West Ltd - 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.

Head of Transportation 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.

WASTE – Commercial - 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.

Police - 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.

Blackpool International Airport - 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.

PUBLICITY AND REPRESENTATIONS

Press notice published: 24 August 2017

Site notices displayed: 14 August 2017

Neighbours notified 8 August 2017: **Stefan Salem 32 Abingdon Street Objects-** my company own the freehold of the adjoining property at 32 Abingdon Street and I vigorously object.

It is an ill-conceived proposal on the ground in that it will cause significant loss of light, privacy, views and overshadowing to neighbouring properties including my own (adjacent to the proposed development) and at the back on Edward Street. The proposed development will block of one of my windows completely, blocking the light and views from all my other windows to the back of my property as well as the alterations to the party wall to increase its heights and lines to restricts light and views from my property as this application is clearly against your planning policies in regards to:

- 1- Loss of light overshadowing
- 2- Overlooking loss of privacy
- 3- Visual amenity
- 4- Highway safety, traffic generation and parking
- 5- Noise and disturbance resulting from the new proposed use.
- 6- Effect on listed building and conservation area
- 7- Design, appearance, materials, character
- 8- Relevant planning policies and guidance

The proposed development will have some devastating effects on many surrounding properties in the area and should be fully rejected unless a satisfactory plans with new design is provided.

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.

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.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

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. Natural features and local heritage resources can help give shape to a development and integrate it into the wider area, reinforce and sustain local distinctiveness, reduce its impact on nature and contribute to a sense of place.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan Part 1: Core Strategy has been adopted by the Council at the meeting of full Council on 20th January 2016. In accordance with paragraph 216 of the National Planning Policy Framework significant weight can now be given to the policies of

the Core Strategy. Certain policies in the Saved Blackpool Local Plan have now been superseded by policies in the Core Strategy (these are listed in the appendices to the document). Other policies in the Saved Blackpool Local Plan will remain in use until Part 2 of the new Local Plan is produced.

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

CS1 - strategic location for development
CS5 - connectivity
CS7 - quality of design
CS8 - heritage
CS9 - water management
CS10 - sustainable design
CS17 - Blackpool town centre
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:

SR6 Retail cafe zone
SR7 Mixed use zone
LQ1 Lifting the Quality of Design
LQ2 Site Context
LQ3 Layout of Streets and Spaces
LQ4 Building Design
LQ7 Strategic Views
LQ9 Listed Buildings
LQ10 Conservation Areas
BH3 Residential and Visitor Amenity
BH4 Public Health and Safety
BH12 Retails development and Supporting Town Centre Uses
AS1 General Development Requirements
AS2 New Development With Significant Transport Implications

ASSESSMENT

Principle- The two applications are supported subject to a number of conditions relating to detailed matters including ventilation, treatment of the railings and the former counter hall and servicing arrangements. The two interconnected Grade II listed buildings are important

heritage features of the Town Centre Conservation Area and have been vacant for a number of years. The applications represent a good opportunity to adapt the buildings to ensure their long term future and beneficial re-use adding to the town centre offer of retail, restaurant/ cafes, office and leisure uses all within a covered space. It is accepted that the viability of the scheme and importance of bringing this key town centre building back into use necessitate some adaptation of important features but it is considered that the overall public and heritage benefits of having the building converted and re-used ensuring its long term future outweigh the changes required.

Design of the Proposal and its impact on the Listed former Post Office building and the Town Centre Conservation Area - the Grade II listed former post office building(s) comprises the three storey (with basement) ornate white Portland stone building fronting the pedestrian section of Abingdon Street with the eight listed red telephone boxes immediately outside. This building included the public counter area and was in use before being transferred to WH Smith on Bank Hey Street. Internally in this former public area behind the stained glass windows and heavy wooden doors is the counter hall which has its original counter still intact albeit altered with security glazing affixed to the top. The original proportions of the room appear to have been reduced but the ornate ceiling is also still largely intact.

To the rear of this former public counter area is the back of house former sorting, delivery and parcel collection offices with a central courtyard. The sorting office building is four storey in height and has a metal clad box-like addition on the roof and fronts Edward Street. This building has a more functional, though not unattractive appearance being constructed of brick. The Edward Street boundary is formed with a low stone wall and ornate railings above.

It is not considered that the centrally located glazed atrium will impact adversely on the character and setting of the application premises. The atrium will cover the central courtyard area at first floor level, which itself is not of special significance, and the proportions of the courtyard space will remain intact given that the atrium is glazed. It will however protect the development from the weather, make full use of the space available and provide an all year round facility. Glazed roof shopping precincts, often involving historic buildings, are a feature of many town and city centres.

The main issue is considered to be how the original post office counter is adapted and re-used as part of the proposal. The option that has been chosen is to re-use the counter to create a freestanding centrally located retail stall/ kiosk within the former counter hall. This is considered necessary to open up the ground floor to pedestrian flows through the building to ensure the viability and practicality of the proposal. It is intended to re-open the original room proportions on the front ground floor and also to re-expose the mosaic floor which is still understood to exist in the former counter hall. Whilst the proposal would have some impact on the Listed Building it is considered that the impact is acceptable and would be of public benefit.

The proposed material and profile specifications of the new window details for the Edward Street elevation has been provided and the new windows will comprise slim line aluminium frames broken up into a number of small panes which effectively will be a like for like

replacement of the existing windows. The windows are therefore considered acceptable in terms of the building and its setting within the Town Centre Conservation Area.

The Edward Street elevation is enclosed with ornate black metal railings with a low stone wall and pillars. The application indicates that a mobility ramp will be provided on this elevation and the plans also show sections of the railings removed to provide pedestrian accesses to the refuse and an electricity sub-station. This would leave little of the original railings intact. The architect has been requested to reconsider this aspect of the proposal and it has been requested that more of the railings be retained. An up-date on this matter will be given prior to the meeting.

Access, Parking and Servicing Arrangements - The existing service courtyard will be retained and re-used to provide 24 car parking spaces whilst also continuing to provide service access. However, this town centre site is in a sustainable location and is readily accessible by train, coach, tram, bus, taxi and there are also numerous public car parks within walking distance. The access, parking and servicing of the development is therefore considered acceptable although some servicing details including delivery times may need to be agreed by condition to safeguard residential amenity.

Impact on Adjoining Property - In terms of the built form, the proposal involves the retention of the main buildings to both Abingdon Street and Edward Street, the removal of more recent post office structures and canopies within the central service yard and the construction of a glass plaza at first floor level above the ground floor car parking and service area. In this respect the applications are unchanged from the application approved by the Planning Committee on 23 November 2016 and will have no more of an impact on adjacent property. The objector's business premises adjoin what will be a pedestrian entrance from Abingdon Street and the rear outriggers are also close to part of the central plaza and on the basis that the proposal adjoins a back of house outrigger to the rear of the objector's property the proposal is still considered acceptable.

Any right to light, party wall or other land ownership issues are independent of the planning application/ listed building consent and would be a private civil legal matter between the applicant and the objector.

Economy/ Employment - the application property comprises over 6300 sqm of floorspace and its re-use for the combination of proposed uses will be of considerable benefit of the town centre economy and improve Blackpool as a visitor destination providing a new and attractive indoor shopping, eating and leisure experience within a heritage setting. A significant number of jobs would also be provided (indicated to be in the region of 200 people) working within the shops, restaurants, offices and leisure facilities although exact numbers will not be known until the end users are found.

Other Issues- there are some matters including the approval of ventilation systems, lighting and the servicing details which still need to be approved and would be dealt with as conditions on any approval granted.

CONCLUSION

With appropriate conditions and further clarification given prior to the meeting as set out above the proposal is considered to accord with local and national policy and advice and is therefore recommended for approval.

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) 16/0428 and 16/0429 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:

16049- P100, P101, P102, P103, P104, P105, P110, P111, P112, P113, P114, P120, P121, P130, T309, S101
SK00 57 M01 01

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 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.

4. The development shall not be occupied until a travel plan has been submitted to and approved in writing by the Local Planning Authority. Such travel plans shall include the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element.

No part of the development shall be occupied prior to the implementation of the Approved Travel Plan (or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order to ensure appropriate provision exists for safe and convenient access by public transport, cycle, and on foot as well as by car, in accordance with Policy AS1 of the Blackpool Local Plan 2001 - 2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Details of the appearance, technical specification and siting of any external ventilation ducting and plant shall be submitted to and agreed in writing by the Local Planning Authority before any Class A3 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 and wider amenity, 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.

6. The building/use hereby approved shall not be occupied/first commenced until the servicing provisions, including manoeuvring areas, have been provided in accordance with the approved details; such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing within the site 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.

7. 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.

8. Prior to the development hereby approved being first brought into use secure cycle storage and changing facilities shall be provided in accordance with details to be submitted and agreed 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, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. 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..

10. Prior to the commencement of development a programme of building recording and analysis shall be undertaken. This must be carried out in accordance with a timetable and written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason- To ensure and safeguard the recording and inspection of matters of archaeological and historical importance associated with the building in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Notwithstanding the submitted plans detailed treatment of the former counter hall and associated rooms on the Abingdon Street frontage, including the removal of non original partitions, re-exposure of wood panelling and mosaic floor and creation of new openings on the rear of the former counter hall shall be carried out in accordance with details to be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason: In the interests of retaining and re-exposing original features of the listed building, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

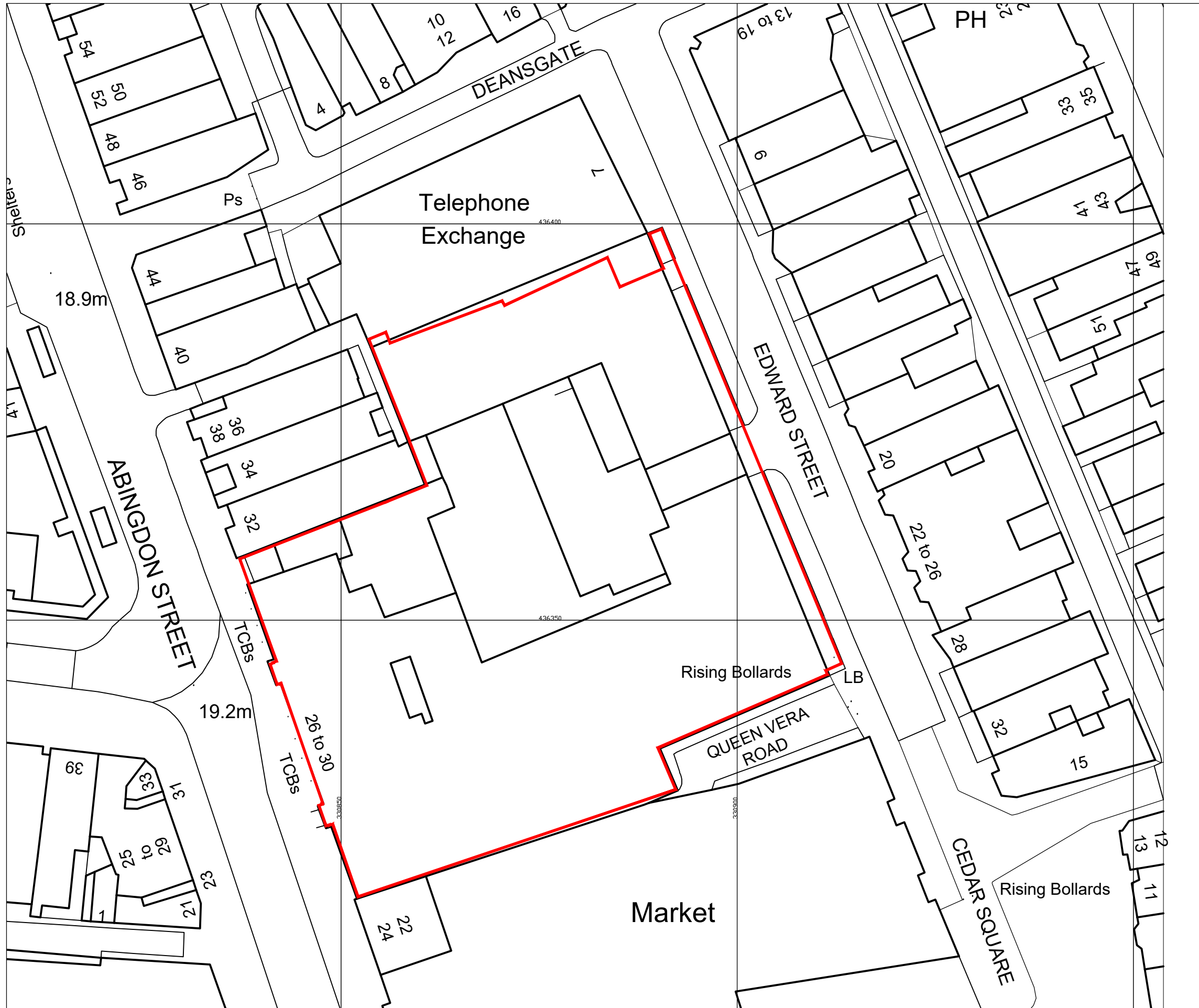
12. All new windows and doors on the development hereby approved shall be recessed 50mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.

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

Advice Notes to Developer

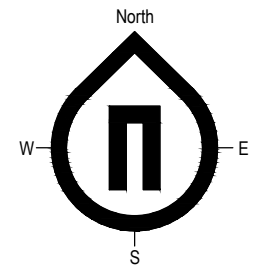
Not applicable

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NOTES
 Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. Contractor must verify all dimensions on site before commencing any work or shop drawings. Report any discrepancies to the architect before commencing work. If this drawing exceeds the quantities taken in any way the architect is to be informed before the work is initiated. Work within the Construction (Design & Management) Regulations 2015 is not to start until a Health and Safety Plan has been produced. This drawing is copyright and must not be reproduced without consent of NW Architects Limited.

DRAWING STATUS/TYPE KEY
 F Feasibility SK Sketch L Landscape C Construction
 P Planning M Marketing S Survey AB As Built
 T Tender TNT Tenant OS Ordnance Survey



| REV | DESCRIPTION | DRAWN | DATE | CHECKED | DATE |
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REVISIONS

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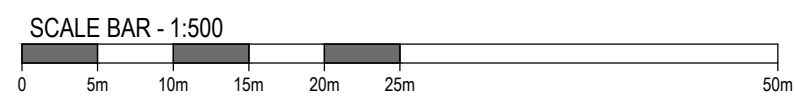
CLIENT

RED BOX
QUARTER

PROJECT
Red Box Quarter
Blackpool

DRAWING TITLE
Site Plan

| | | |
|-------------------|------------|--------------|
| Scale | Drawn By | Date Drawn |
| 1:500 @ A3 | RAP | 21-07-17 |
| | Checked By | Date Checked |
| | GW | 21-07-17 |
| Drawing No. | Revision | |
| 16049-S101 | - | |



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COMMITTEE DATE: [21/11/2017](#)

Application Reference: 17/0652

WARD: Greenlands

DATE REGISTERED: 29/09/17

LOCAL PLAN ALLOCATION: Protected School Playing Fields/Grounds

APPLICATION TYPE: Full Planning Permission

APPLICANT: Mr S Brennand

PROPOSAL: Formation of 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.

LOCATION: UNITY ACADEMY, WARBRECK HILL ROAD, BLACKPOOL, FY2 0TS

Summary of Recommendation: Grant Permission

CASE OFFICER

Mr Gary Johnston

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 proposal would allow for year round use of this part of the school playing field and would allow for community/sports club use. This would be consistent with paragraph 73 of the National Planning Policy Framework (NPPF) and also Policy CS15 of the Core Strategy which seeks to promote healthy lifestyles and support the provision of better educational facilities in the town.

The proposal has been sited to reduce the potential impact on local residents and the amendments to the proposal in terms of the omission of car parking accessed off Cotswold Road, provision of an uninterrupted bund along the southern side of the pitch and the reduction in hours of use at weekends and on Bank Holidays would further reduce the impact. Whilst there will be some impact on local residents in that the currently unlit playing field would be lit and there would be associated activity, it is not felt that this would be so harmful to justify refusal of permission and hence there would not be conflict with paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policy BH3 of the Local Plan.

Whilst by necessity the pitch and associated fencing, lighting and storage facility would be functional in appearance, the use of green for the finish of the fencing, pitch and storage facility would help to soften the appearance and merge them with the remaining playing fields. The proposal is therefore considered to be consistent with paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policy LQ1 of the Local Plan.

INTRODUCTION

This application follows on from a previously withdrawn scheme (16/0456 refers) and has been amended to remove an area of car parking which was proposed to the south of the MUGA and which would have been accessed of Cotswold Road. The Lancashire Football Association, the Football Association and the Football Foundation have been working with Unity Academy for over a year to support the school's application to the Football Foundation for a full size 3G pitch. The proposed 3G pitch at Unity Academy is part of a 3G pitch portfolio approach in Blackpool to address the shortfall of 3G pitches and to look at directing any profit created from the pitches and reinvest back into football in the town.

SITE DESCRIPTION

The application relates to the southern end of the playing fields attached to Unity Academy. The playing fields have a semi-circular eastern and southern boundary and are bounded to the north by houses fronting Warbreck Hill Road, to the east by houses fronting Armadale Road and Warley Road, to the south by houses fronting Warley Road and Cotswold Road and to the west by Mexford House. There is a gate at the end of Cotswold Road which provides access to the playing fields. The playing fields are set at different levels to reflect the land levels surrounding the site.

DETAILS OF PROPOSAL

The application is for an artificial grass pitch which would measure 106 metres by 70 metres and would be enclosed by dark green mesh ball stop fencing which would be 4.5 metres high. The pitch would be lit by 16 floodlights mounted on six 15 metres high lighting columns. Two dark green containers would also be sited as part of the development to house sports equipment and maintenance equipment. To avoid excessive removal of topsoil and spoil from the site, the excavated material would be used to form a grass bund which would be located outside the southern boundary fence of the pitch. The hours of operation would be 9am to 10pm Mondays to Fridays and 9am to 6pm on Saturdays, Sundays and Bank Holidays. This is requested to maximise use of the facility by the school and local community/sports clubs. New footpaths would be provided to link the facility to the main school buildings and parking areas which would be used by community and sports clubs. Vehicular access by users of the facility would be via Warbreck Hill Road. The school proposes to implement a community use management plan for the operation of the facility.

The application is accompanied by a Design and Access Statement, Noise Assessment and Transport Assessment.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- **principle of development**
- **design**
- **impact on residential amenity**
- **impact on highway safety**

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

CONSULTATIONS

Head of Highways and Traffic Management: 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.

Service Manager Public Protection: The proposed use is intensive and amounts to the creation of a commercial / public sport facility close to residential dwellings. This is substantially different to the current amount of use. I therefore have concerns about noise especially with the proposed late opening and weekend use.

The public entrance to the site from Cotswold Road could mean that any person could park on Cotswold Road and use the entrance here rather than using the main car park. Customers and spectators may also approach the facility this way if they know they can get in. This could be an unacceptable source of noise from extra vehicles and people. People also tend to meet / congregate close to entrance points. (***the car parking area and access off Cotswold road have been removed from the proposal***). Noise disturbance from this should not be underestimated and it would be preferable to not have public access here as it is currently a quiet cul-de-sac. Having an earth barrier has the benefit that excavated soil does not need to be taken away from the site, is re-used and in the right place it can be used to reduce noise impacts. There is however no mention of its noise reducing capabilities in the noise assessment / application and the sizeable gap in the barrier shown on the plan will considerably reduce its capability to attenuate noise anyway. Further information is required as to purpose / performance of barrier.

The noise assessment submitted is dated March 2016 and contains different plans to the current application. The pitch orientation, centre line of the pitch (noisiest part) and the size and location of the earth barrier are different. An up-to-date noise impact assessment is needed to assess the impact of proposed noise sources.

The noise impact assessment shall demonstrate that the following standards are met at nearby noise-sensitive premises:

L_{Aeq} 50-55 dB 16 hours- gardens and outside living areas - daytime

L_{Aeq} 50 dB 16 hours- façade level daytime

L_{Aeq} 45 dB 8 hours- façade level night-time (23.00 - 07.00)

LAFmax 60 dB 8 hours- façade level night-time (23.00 - 07.00)

LAFmax 60 dB 4 hours - façade level evening (19.00-23.00)

Please note that any assessment shall be carried out for the most sensitive hours within the time period applied for. It is recommended that the methodology for any assessment be submitted in writing prior to any assessment taking place. A construction management plan / dust management plan will be required.

Recommends construction work to be between the hours of 8am-6pm Monday - Friday. 9am-1pm Saturday. No work on Sunday or Bank holidays.

Sport England: Sport England raises no objection to this application which is considered to meet exception E5 of our adopted Playing Fields Policy, subject to conditions.

Sport England - Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in the light of the National Planning Policy Framework (particularly paragraph 74) and Sport England's policy on planning applications affecting playing fields 'A Sporting Future for the Playing Fields of England' (see link below): www.sportengland.org/playingfieldspolicy.

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field

The proposal is to develop a new Artificial Grass Pitch (AGP) on this high school site. The facility would be floodlit and includes necessary ancillary infrastructure. The proposal has the support of the County Football Association, Football Association and Football Foundation.

Assessment against Sport England Policy

This application relates to the provision of a new indoor/outdoor sports facility or facilities on the existing playing field at the above site. It therefore needs to be considered against exception E5 of the above policy, which states:

E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

I have therefore assessed the existing and proposed playing fields against the above policy

to determine whether the proposals meet exception E5. To assist me in assessing this I have consulted Alice Watson, Engagement Manager at the Football Foundation and she has made the following comments.

Lancashire Football Association, the Football Association and the Football Foundation have been working with Unity Academy for over a year to support the school's application to the Football Foundation for a full size 3G pitch. The pitch feasibility and design have been completed by our approved framework, therefore I have no issue with the design or layout. The Football Foundation and FA are fully supportive of this planning application. The 3G pitch at Unity is part of a 3G pitch portfolio approach in Blackpool to address the shortfall of 3G pitches and to look at directing any profit created from the pitches and reinvest back in to football in Blackpool.

Based on this extensive support both in principle and project planning, I am satisfied that this application can comply with our policy exception E5.

Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception E5 of the above policy. The absence of an objection is subject to the following condition(s) being attached to the decision notice should the local planning authority be minded to approve the application:

Community Use Agreement - SE Model Condition

Use of the development shall not commence [or no development shall commence or such other timescale] until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to [describe facilities forming part of the development] and include details of pricing policy, hours of use, access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy

Informative: Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/>. For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

Should the condition recommended above not be imposed on any planning consent, Sport England would consider the proposal to not meet exception E5 of our playing fields policy, and we would therefore object to this application. We ask that the above informative be

included on the decision notice to assist the discharging of this condition.

If you wish to amend the wording of the recommended condition(s), or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

There is a free online resource from Sport England (Use Our School) that offers further guidance and information for local authorities and other education providers on how to make the best use of school facilities for the benefit of the local community. It is especially useful for those who have responsibility within a school for establishing, sustaining and growing community activity on school sites. 'Use Our School' can be accessed here; www.sportengland.org/useourschool.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Blackpool Services, Contaminated Land: The land has been previously assessed for contamination during the refurbishment of Unity College, therefore no further information is requested. However if during construction any contamination is identified then works are to cease and an investigation carried out. This is to be submitted and approved by the Local Authority.

PUBLICITY AND REPRESENTATIONS

Site notice displayed: 3 October 2017

Neighbours notified: 2 October 2017

Individual letters of representation have been received from the following and in addition a petition containing 25 signatories (residents of Cotswold Road) has been received:

Mr G Moore, 14 Armadale Road, Blackpool, FY2 0SW (Objects)

Firstly I am all in favour of a football pitch near my house as I do play rather a lot and a nice 4G pitch would be ideal for me.

However... Space for four cars? Where do the rest of the players park? I play a lot at Stanley Park and many people come in their own cars and if all pitches are booked, that's at least 14 players per pitch so 1 pitch can mean 14 cars. So where do the rest of the cars park? Cotswold Road is tiny and this will impact those people no end. People will be parking in the cul-de-sac or on Warley Road - they won't care about the residents so long as they get to their game. Warley Road is narrow and in bad need of repair - I regularly cycle down there and there are so many potholes it's scary - not an exaggeration. More traffic won't improve

that situation now will it?

As for the floodlights - very good for the players but at that height the surrounding houses will be negatively affected. Those houses at the bottom of the hill are at least another 15-20 feet below the level of the top playing field, so if that's the proposed location, we're going to be very well illuminated aren't we?

Access to these things need the infrastructure as it's not just a pitch or two, it's the knock-on effect of those pitches and the number of people using them, the parking facilities, the surrounding roads etc. This is a residential area not an out of town facility with good access. I cannot believe that someone has come up with the idea of using Cotswold Road as an access point - what planet? What if a team want to hire the pitch and come in on a bus? This is a very bad idea guys, you really need to re-think this.

Mrs Judith Heaton, 16 Armadale Road, Blackpool, FY2 0SW (Objects)

Traffic- Accessibility on already congested roads. Increased parking on adjoining and narrow neighbourhood roads.

Noise- Increased noise pollution for surrounding residents up to 10pm from this facility is inevitable and unacceptable. No noise barriers are planned other than the proposed bund. No amount of landscaping would help.

Lack of privacy - We are already overlooked and there is the potential for that to increase with this proposal.

Light Pollution- A major concern is the amount of light pollution directly into our gardens and upper storey of our dormer bungalows which is a main bedroom in our case.

Your letter states we are "not allowed" to comment on the possible devaluation of neighbourhood properties but why should local residents be put in this situation.

Mrs Ann Spruce, 310 Warley Road, Blackpool, FY2 0UJ (Objects)

1. Increase of traffic on Warley Road which is already very congested with non-resident cars, leading to parking problems and even more deterioration of the road surface.
2. 6-15 metre floodlights and extra noise which could invade our privacy and lead to sleep deprivation as after obtaining information from the Council I was informed that the activities could continue until 10pm.
3. As this is an urban area I find it quite inappropriate and would suggest this should be built in a less densely populated area.

Mrs Tracy Porter, 249 Warbreck Hill Road, Blackpool, FY2 0SP (Objects)

My family and I strongly object to the proposal for the formation of Multi Use Games Area (MUGA) on the existing playing field at Unity Academy, for the following reasons:

Light Pollution from the 6 - 15 metre floodlights.

Visual amenity and lack of privacy in our private gardens.

Adequacy of parking/loading/turning via Cotswold Road and increased traffic on Warley Road. Warley Road is already in urgent need of surface repairs.

Concerns about highway safety and traffic generation.

Noise and disturbance resulting from the use. We already have noise and light disturbance from the existing MUGA facility. We do not want additional light and noise disturbance that would be created by this proposal.

There is already an existing sports facility at VIDA that was purpose built and does not impact on that local neighbourhood. It provides adequate parking facilities and Garstang Road is designed for heavy traffic. There is no impact on the local neighbourhood from the floodlights, nor noise pollution.

J Fullerton, 390 Warley Road, Blackpool, FY2 0SS (Objects)

Concerned about the impact of the floodlights on their amenity and the potential for anti-social behaviour as a result of evening use.

Mr Steven Obertelle, 251 Warbreck Hill Road, Blackpool, FY2 0SP (Objects)

Strongly object to the proposed development for the following reasons:

1. Unsightly floodlights with associated light pollution.
2. Noise pollution during the day and at night.
3. Car parking issues.
4. The poor state of repair on Warley Road would deteriorate even more due to extra traffic.
5. In short, this is a residential area and residents should be allowed to enjoy family life with privacy in the home and garden also with reasonable protection from light and noise issues.

Mrs Sheila Reeder, 263 Warbreck Hill Road, Blackpool, FY2 0SP (Objects)

I wish to strongly object to the proposed application to build a multi-purpose areas at the Unity Academy Warbreck Hill Road My reasons are listed below:

6-15 metre high lights would end most of my privacy and be very intrusive .The noise would be a great problem and again unacceptable in a residential area. My garden backs onto the playing field and would get all the powerful lights and certainly all the noise of players their supporters and families. All the litter that would collect at the bottom of my garden having already seen a rat going through the rubbish which I reported to the school. Parking of cars would be a nightmare again blocking all the side and main roads with only four car places allotted on the plans. With the proposal of three multi pitches and six x 15 metres high lights it would be unbearable as well as going on till late evening and weekends. The value of my property would go down because no one would want to live here with what you are proposing at the bottom of their garden. This proposal is totally unacceptable to me and I am sure the residents of this area. I strongly object to the plans. I now live alone and would feel very vulnerable.

Mr Royston Barnes-Beard, 259 Warbreck Hill Road, Blackpool, FY2 0SP (Objects)

Concerned about -

- visual intrusion
- loss of privacy
- noise and disturbance
- access via Cotswold Road
- level of car parking
- inappropriate use in a residential area

Mr David Wright, 394 Warley Road, Blackpool, FY2 0SS (Objects)

With regards to this planning application as a resident in the vicinity of the planned development object to this on the following grounds:

Increased traffic on Warley Road, the road already sees heavy use and already is in need of urgent surface repairs. I believe there will be significant increases in traffic on Warley Road, also many drivers do not adhere to the speed limit and in recent years as a result of speeding there have been two significant accidents in recent years (that I have witnessed from my house at 394 Warley Road). Increase in traffic will increase the risk of speeding. Increase on non-resident cars parked on the nearby roads, I feel in the plans there is insufficient parking planned out for the users of this new sports facility.

Light pollution, as my house backs onto the sports field I do not want to see increased floodlighting as there is already light pollution from the existing MUGA facility.

Increase in noise in the evening from players and spectators at night, at the moment we cannot really hear this from the existing MUGA facility.

This is a facility that is aimed at exclusive use and as far as I can see the local community have no access to this sports facility so I have to object on these grounds alone.

There are other areas of the town that have better access for this type of facility and perfectly good facilities at Stanley Park, also there is unused space at Stanley Park next to the existing all-weather pitches that could be used for this type of development.

The facility is planned to be a 4G pitch, so really it can only be used for football, in essence this is not a MUGA as it really does not allow other sports to be played on there, e.g. rugby, tennis, netball, hockey.

Mr and Mrs D Winter, 6 Cotswold Road, Blackpool, FY2 0UH (Objects)

Concerned about visual intrusion and light pollution of lighting.

Concerned about noise and disturbance from the use.

Concerned about additional traffic generation - poor access down Cotswold Road, poor condition of Warley Road, impact of construction traffic.

Questions the need for the facility and if needed should go on a brownfield site.

Mr S Crooks, 14 Cotswold Road, Blackpool, FY2 0UH (Objects)

I strongly object to the alterations, many of the contributing factors for my purchase of this property is, the seclusion and privacy the area offers, the view to the rear of my property in summertime, the allotments are quite a wonderful sight.. I'm hugely disappointed to hear of this news, I strongly object, I didn't expect to move to this area and expect to have thorough fair of access. I, as a 50% tax payer, expect a voice in this matter. I believe the funds be better spent on street cleaning of the area, Warley Road in itself is in urgent need of repair, please respond favourably.

The scheme has been amended to delete the four car parking spaces that were proposed to the south of the pitch and which would have been accessed off Cotswold Road. The bund to the south of the pitch would now run the full length of the pitch and the proposed hours of use have been reduced at weekends and on Bank Holidays to 6pm. Access for users' vehicles would be from Warbreck Hill Road and parking would be in the parking areas to the front of the Academy.

NATIONAL PLANNING POLICY FRAMEWORK

In March 2012, the National Planning Policy Framework (NPPF) was published. This document sets out the Government's approach and expectations with regard to planning and development. It places heavy emphasis on sustainable development and the need for the planning system to be proactive in driving economic growth. There is a presumption in favour of development where there are no over-riding material considerations. In particular the following paragraphs are relevant:-

73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The Framework also makes it clear that all developments should be of a high standard of design and amenity (paragraphs 17, 56 - 65).

In terms of noise the Framework states in the following paragraph:

123 - Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
- identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

In terms of floodlighting the NPPF states in the following paragraph:

125 - By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

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 CS1: Strategic Location of Development

Policy CS6: Green Infrastructure

Policy CS7: Quality of Design

Policy CS9: Water Management

Policy CS15: Health and Education

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

LQ6 Landscape Design and Biodiversity

BH3 Residential and Visitor Amenity

BH7 Playing Fields and Sports Grounds

NE7 Sites and Features of Landscape, Nature Conservation and Environmental Value
AS1 General Development Requirements (Access and Parking)

ASSESSMENT

Principle of development - the principle of using an existing playing field to house an artificial grass pitch has been established across the country and in the case of Blackpool on a number of school sites. The benefit is that it allows for year round use of the pitch and the potential for use by the local community and local sports clubs. In this context it would be consistent with paragraph 73 of the NPPF which seeks to promote access to high quality open spaces and Policy CS15 of the Core Strategy which seeks to promote healthy lifestyles and support the provision of better educational facilities in the town.

Design - the design of the pitch and its enclosure is functional but in order to mitigate its appearance the colour of the surfacing, fencing and storage containers would be green to match the background colour of the playing fields. Similarly, the lighting columns would be functional in appearance but there is limited scope to mitigate their appearance. The proposed siting of the pitch in the south west corner of the playing fields seeks to reduce the impact of the pitch, fencing, containers and lighting. It is considered that the siting of the pitch and the colour proposed for the surfacing, fencing and containers would mean that the proposal is consistent with paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policy LQ1 of the Local Plan.

Impact on residential amenity - the application has been amended to omit vehicular access from Cotswold Road and also a car parking area which would have been accessed off Cotswold Road. This means the gated access to Cotswold Road would only be used for construction purposes and then for the maintenance of the pitch and the remaining playing fields. This amendment is beneficial in terms of the amenities of residents on Warley Road and Cotswold Road. The proposed pitch is large at 106 metres by 70 metres but it would be sited some 25 metres to the north of houses on Cotswold Road which would be side on to it and there would be a grassed bund between the houses and the pitch. It would be some 75 metres from the nearest property on Warley Road to the south east, some 55 metres from the nearest property on Armadale Road to the north east and some 130 metres from the nearest property on Warbreck Hill Road to the north. It would be some 20 metres from Mexford House to the west.

The key impacts on local residents would be related to the community use of the facility in terms of possible noise nuisance and from the lighting. The requirement for hours of use up to 10pm on weekdays stems from the need for the facility to be available for local sports clubs and the community and in this context has the support from Sport England and various Football Association bodies. The lighting plan shows that light spillage outside the confines of the pitch enclosure would be limited. By removing the parking accessed off Cotswold Road access to the pitch would be from the existing school complex i.e. to the north west of the pitch, the furthest point away from surrounding residents. This should help to reduce the potential for disturbance from the comings and goings of users of the pitch. It is felt that with the changes to the application the proposal is consistent with paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policy BH3 of the Local Plan.

In addition the applicant has agreed to construction hours being restricted to 8am to 6pm Mondays to Fridays and 9am to 1pm on Saturdays with no Sunday or Bank Holiday working.

Impact on highway safety- As access to the pitch would be accessed through the main Unity Academy entrance off Warbreck Hill Road it is not anticipated that it would create any significant highway issues.

Other issues - Surface water management and disposal performance will be achieved by implementing adequate attenuation (water storage) within the pitch base (comprising a permeable granular sub-base) to ensure that excess volumes, which would be experienced during a critical storm event do not bypass the control system before discharging into a new onsite soak away. This drainage strategy will be designed to ensure no above ground flooding occurs up to and including the 1 in 30 year event as a minimum, with an assessment to demonstrate that the flood risk off-site is not increased during the 1 in 100 year event plus an allowance for 40% climate change. This is to enable the site to meet the recommendations of the non-statutory technical standards for sustainable drainage. If permission is granted it is recommended that there is a condition to cover drainage issues - development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted by the developer to (and approved in writing by) the local planning authority.

CONCLUSION

The proposal would allow for year round use of this part of the school playing field and would allow for community/sports club use. This would be consistent with paragraph 73 of the NPPF and also Policy CS15 of the Core Strategy which seeks to promote healthy lifestyles and support the provision of better educational facilities in the town. The proposal has been sited to reduce the potential impact on local residents and the amendments to the proposal in terms of the omission of car parking accessed off Cotswold Road, provision of an uninterrupted bund along the southern side of the pitch and the reduction in hours of use at weekends and on Bank Holidays would further reduce the impact.

Whilst there will be some impact on local residents in that the currently unlit playing field would be lit and there would be associated activity it is not felt that this would be so harmful to justify refusal of permission and hence there would not be conflict with paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policy BH3 of the Local Plan.

Whilst by necessity the pitch and associated fencing, lighting and storage facility would be functional in appearance, the use of green for the finish of the fencing, pitch and storage facility would help to soften the appearance and merge them with the remaining playing fields. The proposal is therefore considered to be consistent with paragraph 17 of the NPPF, Policy CS7 of the Core Strategy and Policy LQ1 of the Local Plan.

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) 17/0652 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 22nd September 2017.

Drawings numbered 02 Rev 01, 03 Rev 02, 04 Rev 02, 05 Rev 02, 06 Rev 01, 07 Rev 02, 08 Rev 01 and lighting details submitted.

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

3. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the use of the pitch(es) and include details of pricing policy, hours of use, access by non-educational establishment/community/sports club users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with paragraph 73 of the National Planning Policy Framework and Policy CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. The use and floodlighting of the pitch(es) shall be restricted to the hours of 9am to 10pm Mondays to Fridays and 9am to 6pm on Saturdays, Sundays and Bank Holidays.

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. 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.

6. The access to the playing fields from Cotswold Road shall only be used for construction purposes and for the maintenance of the playing fields, pitch, fencing and lighting and for no other purpose.

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.

7. Development shall not begin until a detailed sustainable surface water drainage scheme for the site (including details of its future maintenance) has been submitted by the applicant to and has been approved in writing by the Local Planning Authority.

Reason: To ensure that the development does not cause flooding to surrounding properties in accordance with Policy CS9 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.

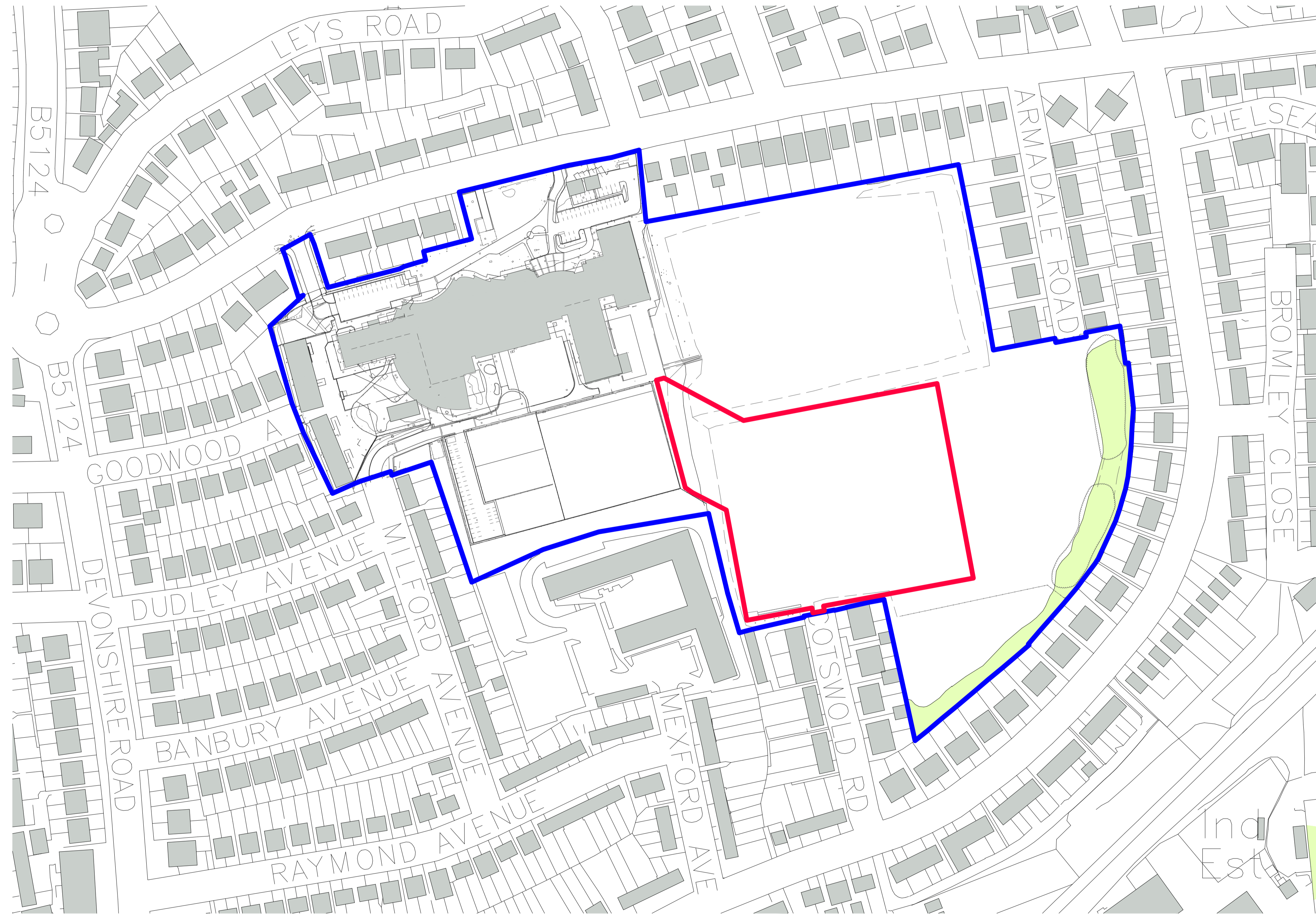
Unity Academy Blackpool
Creation of Artificial Grass Pitch (AGP)

Appendix 9a

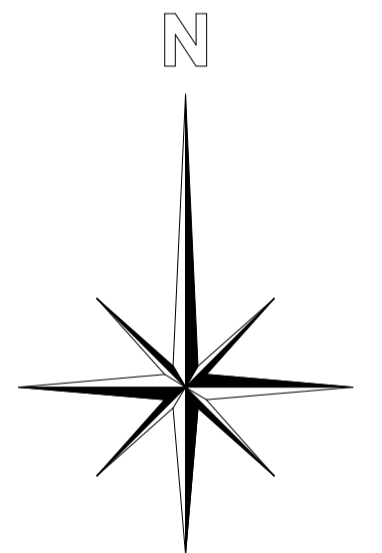
1 - DO NOT SCALE FROM DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 2 - THIS DRAWING IS COPYRIGHT TO SURFACING STANDARDS LTD.
 3 - ALL PERSONNEL SHOULD BE AWARE OF THE HEALTH AND SAFETY PLAN WHICH IS RETAINED IN THE SITE MANAGERS OFFICE.

NOTES

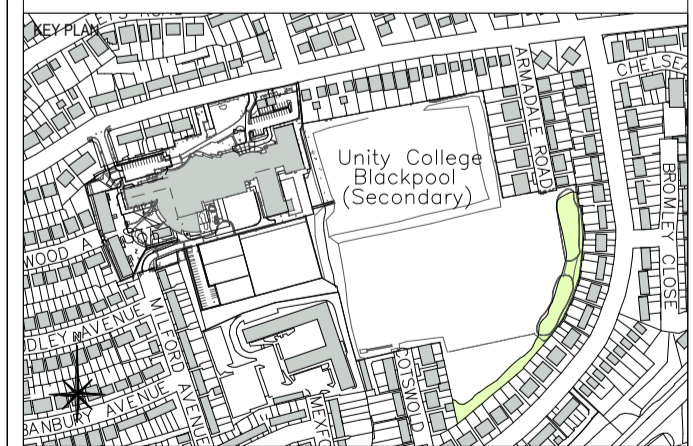
-  Application site area and construction access adjoining Cotswold Road
-  Land under ownership of the applicant



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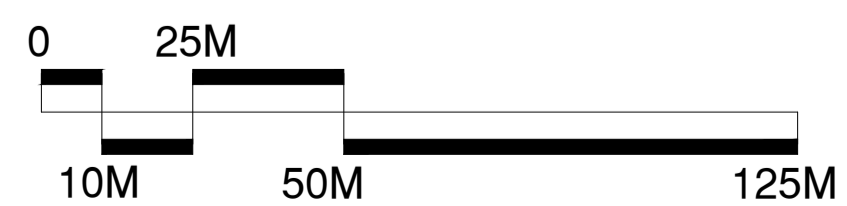
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| 01 | PLANNING ISSUE | SMD | 19/10/17 |
| 00 | CONSULTATION ISSUE | SMD | 19/01/17 |
| REV | DESCRIPTION | BY | CHK DATE |



AUTHOR
 Sam McDonald

TITLE
Unity Academy Blackpool
Creation of Artificial Grass Pitch (AGP)
Block Plan of Site

| | | |
|---------------|-----------|------|
| PROJECT | SCALE | SIZE |
| SS2192 | 1:1250 | A1 |
| DRAWING No | REVISION | |
| 02 | 01 | |



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COMMITTEE DATE: [21/11/2017](#)

Application Reference: 17/0702

WARD: Brunswick
DATE REGISTERED: 06/10/17
LOCAL PLAN ALLOCATION: Neighbourhood action plans
Defined Inner Area

APPLICATION TYPE: Full Planning Permission
APPLICANT: Cybele Velo

PROPOSAL: Use of premises as an indoor cycling/ fitness centre (Class D2 use).

LOCATION: FORMER K BOOCOCK AND CO LTD, COLERIDGE ROAD, BLACKPOOL,
FY1 3RP

Summary of Recommendation: Grant Permission

CASE OFFICER

Miss. Susan Parker

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with Priority one of the Plan - The economy: Maximising growth and opportunity across Blackpool and Priority two of the Plan - Communities: Creating stronger communities and increasing resilience.

SUMMARY OF RECOMMENDATION

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development. Sustainability comprises economic, environmental and social dimensions.

The use proposed would result in the loss of an employment use but not one that is safeguarded to ensure an adequate supply of employment land for the borough. The proposal would not undermine the health of Blackpool Town Centre but would attract new investment and a new business to the town. The use itself could generate some limited employment. As such the scheme is considered to be economically sustainable.

The proposal would replace an aging industrial use with a modern leisure use. The site is in an accessible location that is well-served by public transport meaning that sustainable transport choices would be a realistic option for future patrons. Whilst no external alterations are proposed, the re-use of the building would prevent it falling into disrepair thereby having a negative impact on the streetscene. By encouraging healthy, active

lifestyles the use could promote sustainable transport use. On this basis the scheme is considered to be environmentally sustainable.

Socially, the application would introduce a new leisure use to a priority neighbourhood that suffers from high levels of deprivation and a need for regeneration and community facilities to promote health and well-being. Notwithstanding the concerns regarding financial accessibility, the proposal would meet an identified need in the neighbourhood. It is considered that adequate safeguards could be put in place through the imposition of conditions to prevent unacceptable impact on residential amenity. It is recognised that on-street parking in the area is subject to significant pressure and that this is a point of concern for local residents. However, this must be considered in light of the high accessibility of the site and the potential for on-street parking to the front of the commercial units along a stretch of road that would be excluded from any resident-only parking restrictions.

In light of the above and on balance, whilst the limited parking provision would weigh against the proposal, this is considered to be outweighed by the benefits the scheme would bring in terms of re-using an empty building and introducing a new fitness-related leisure use into a deprived neighbourhood. As such, when considered as a whole, the application is considered to represent sustainable development.

SITE DESCRIPTION

The application relates to part of the former Boococks glass works which is situated on the eastern side of Coleridge Road between the junctions with Boothley Road and George Street. The premises is adjoined by a double-height, flat-roofed building immediately to the north, by an area of open land to the south, and by a yard associated with the works to the east. There are two commercial premises to the south-east. An alleyway separates the site from residential properties at 48-54 Boothley Road to the north. There is an existing open forecourt to the front of the property.

The site falls within the defined Inner Area and within the Talbot and Brunswick Neighbourhood Area but is not subject to any other designations or constraints.

DETAILS OF PROPOSAL

The application seeks planning permission for the use of the ground floor premises as a fitness centre within Use Class D2 (Assembly and Leisure). It is proposed that the fitness centre would specialise in indoor cycling and endurance training. The ground floor would offer an entrance lobby, office and large gym space. This would include showering/changing facilities and a central counter serving food and drink. Ancillary bike repair and fitting services would also be provided along with some limited associated specialist retail sales. The first floor would be used as offices and storage with additional storage at second floor level.

The application is accompanied by the following:

- a sequential appraisal

- a design and access statement
- supporting correspondence setting out the benefits of cycling and discussing parking provision

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- principle of the use in this location
- adequacy of parking provision
- impact on amenity
- community benefit

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

CONSULTATIONS

Head of Highways and Traffic Management: the existing forecourt is 4.6m deep which does not meet the minimum requirement for a parking space but, as the premises has benefitted from forecourt parking with two dedicated vehicular access points across long-standing and legitimate vehicle crossings, it would be difficult to object on this basis. It would be advisable to lower the existing full-height kerb between the crossing points although a gap should be left where pedestrian access is required. Further details of car park management should be requested. It is unclear how parking use could be conditioned. The long operating hours proposed could lead to demand for parking over-spilling into adjacent streets where it would be a nuisance to neighbours. The existing parking problem is recognised but is difficult to quantify due to the different users and sources of pressure. It is considered that users of the site would be unlikely to travel by public transport.

Blackpool Services Directorate (Environmental Protection): 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

Site notice displayed: 18th October 2017

Neighbours notified: 12th October 2017

A total of 151 comments have been received in respect of this application. Of these 82 express support for the scheme and 69 raise objections. One of the letters of support is from the head teacher of Hodgson Academy in Poulton-le-Fylde and two are from Councillors Smith and Cox.

The comments of support state the following benefits:

- innovative business idea
- boost to the local economy

- investment
- regeneration of area
- re-use of derelict building
- loss of industrial use
- sufficient parking available
- would encourage sustainable travel
- environmental benefits of cycling (reduced emissions)
- improvements to health and well-being
- contribution to community cohesion
- could address social issues amongst young people
- offer an opportunity to cycle safely
- would meet a local need for specialist cycle services
- support Blackpool's role as a cycle town

The comments of objection raise the following issues:

- inadequate parking provision
- the street is the closest to the town centre that is not restricted to residents only parking
- existing on-street parking used by other businesses, town centre employees, and employees at the businesses fronting Devonshire Road
- residents parking is required
- vacant land in the area should be used as a car park
- the existing situation is problematic for the less mobile, disabled, elderly and people with young children
- the scheme would be acceptable if residents only parking was established

Any additional comments that are received before the Committee meeting will be reported in the update note.

NATIONAL PLANNING POLICY FRAMEWORK

The NPPF was adopted in March 2012 and sets out a presumption in favour of sustainable development.

The following sections of the NPPF are most relevant to this application:

- Building a strong, competitive economy
- Ensuring the viability of town centres
- Promoting sustainable transport
- Promoting healthy communities

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 CS1: Strategic Location of Development
- Policy CS4: Retail and Other Town Centre Uses
- Policy CS7: Quality of Design
- Policy CS12: Sustainable Neighbourhoods
- Policy CS15: Health and Education

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:

- BH2: Talbot and Brunswick Priority Neighbourhood
- BH3: Residential and Visitor Amenity
- DE4: Outside the Defined Industrial/Business Estates
- AS1: General development requirements (access and transport)

ASSESSMENT

Principle

Notwithstanding the applicant's intended use of the premises for a specialist cycle and endurance training facility, the use classifies as D2 Assembly and Leisure under the provisions of the Use Classes Order 1987 (as amended). Class D2 includes a range of different leisure uses. Whilst it would be possible for the Council to impose a restrictive condition to any permission granted to limit the use of the premises to a gymnasium, it would not be reasonable to impose a condition limiting use to a specialist cycling and endurance fitness facility. As such, the use proposed must be considered to be a gymnasium and its acceptability assessed on this basis.

The NPPF identifies health and fitness centres as main town centre uses. Paragraph 24 of the NPPF requires all main town uses to be located in accordance with the sequential test and paragraph 27 states that planning permission should be refused for schemes that fail the sequential test or would have a significant adverse impact on the health of a town centre.

The ground floor of the building, the area that would be used as the gymnasium, has a floorspace of 650sq m and the applicant has undertaken a sequential appraisal based on this area. The appraisal acknowledges relevant case law and accepts that reasonable flexibility must be demonstrated when identifying alternative premises. No parameters of flexibility are stated but it is recognised that the Council does not have any published guidance to establish appropriate thresholds. The applicant has reviewed the vacant premises within the defined town centre boundary and has not identified any that would provide the floorspace

required. Based on the records of vacant premises available to the Council, this is accepted and the sequential test is considered to be passed.

In terms of potential impact on the health of the town centre, the scale of development would fall well below the threshold of 2,500sqm identified in the NPPF as the point at which an impact assessment would be required. Additionally, the Council does not have a locally adopted threshold above which an impact assessment must be provided. As such it would be unreasonable to suggest that the proposal would have a significant adverse impact on the health of Blackpool town centre.

The proposal would result in the loss of an existing employment use. Saved Policy DE4 states that the re-use of appropriate existing buildings will be permitted outside of the defined industrial estates where the environmental and wider community benefits would outweigh the loss of employment capacity. In addition, criteria (g) of saved Policy BH2 is supportive of proposals that would remove or reduce the impact of 'bad neighbour' uses. The existing building was formerly used for glass manufacture but has been vacant for some time. Whilst the wider area once included a number of employment uses due to its proximity to the town centre, over time these historic uses have given way to new developments more appropriate in a residential area. The application site is adjoined by an existing employment use to the north and by vacant land to the south. There are other commercial uses to the south-east and to the east facing the main road but the area as a whole to the west of Devonshire Road is residential in character and function. On this basis, the removal of an industrial use with the associated potential to generate noise, odour and disturbance is considered beneficial. As the premises had been vacant for some time, and given the residential nature of the area, this benefit is considered to outweigh the loss of any employment capacity. Furthermore, it is suggested that the proposal would create up to five full time and six part time employment opportunities.

The facility is intended to provide specialist cycling and endurance fitness training but must nevertheless be considered as a gymnasium. Such uses inherently encourage exercise and activity which are important aspects of a healthy lifestyle. As such and in principle, the establishment of fitness facilities should be viewed positively. Paragraph 73 of the NPPF states that access to opportunities for sport and recreation can make an important contribution to the health and well-being of communities. In addition, saved Policy BH2 makes it clear under criteria (f) that the Council will permit and promote the provision of local community, leisure and health facilities. The area immediately surrounding the application site is one of the 0.1% most deprived in the country according to the 2015 Indices of Deprivation. Levels of health are also poor with the area falling within the worst 0.6% nationally. However, household income is also low and amongst the worst 0.1% in the country. This means that the establishment of a private fitness facility may not improve health indicators locally as membership may be financially inaccessible to local people. Nevertheless, it must be recognised that a new fitness facility would generally encourage exercise and healthy living and would therefore be in accordance with the health related aims and objectives of the Local Plan and NPPF.

In light of the above, the proposal is considered to be acceptable in principle.

Design

No external alterations are proposed. At present the frontage includes three windows at first floor level with fascia signage beneath. The ground floor includes a roller shutter door, a pedestrian access door flanked by windows and a picture window to the side. It is understood that the existing pedestrian door would be used by staff with patrons accessing the facility through the existing roller-shutter door. Whilst it is considered reasonable for a wide door to be retained to enable equipment to be brought into the building, the existing design is not considered to be appropriate for a leisure use in a residential area. The existing elevations are otherwise considered to be reasonable for a proposed gym use. As such, subject to the imposition of a condition requiring a scheme for a new access point to be agreed and implemented, no design issues are identified.

Amenity

As previously stated, the application site falls within an established residential area. It is anticipated that the loss of the previous employment use would benefit local residential amenity through the loss of noise, odour and activity but it is recognised that a leisure use can generate significant noise and disturbance if not properly controlled. On this basis it is recommended that a number of conditions be imposed on any permission granted. These would prevent external doors from being held open, would limit opening times, prevent music from being played externally and impose noise restrictions. It is considered that the imposition of these conditions would be sufficient to adequately safeguard the residential amenities of nearby neighbours.

Highway Safety

The application relates to an existing building that benefits from existing forecourt parking and dropped kerbs to provide vehicle crossing points. The scheme would not create a new point of access onto the highway network and would not generate sufficient additional traffic to pose a risk to highway safety. It is acknowledged that vehicles would cross the pavement to access the existing forecourt but this would mimic the current situation and, given the number of cars the forecourt can accommodate, would not unduly compromise pedestrian safety.

Parking and Servicing Arrangements

The Council's adopted parking standards are set out under Appendix B to the saved Local Plan 2001-2016. It is considered that the previous use of the premises for glass manufacture would have fallen under Use Class B2 (General Industry). The site is considered to be in a highly accessible location some 800m from the defined town centre and with bus stops serving six different bus routes on Talbot Road and Devonshire Road within reasonable walking distance. On the basis of this level of accessibility, the previous industrial use would have generated a maximum requirement for 11 parking spaces. The proposed use as a gymnasium within Use Class D2 (Assembly and Leisure) would generate a maximum parking requirement of 20 parking spaces. It would be possible to impose a restrictive condition on any permission granted to limit the use of the upper floors to offices and storage ancillary to the ground floor gymnasium to avoid any increased parking demand from this floorspace.

It is acknowledged that local residents have raised considerable objection over the potential impact on existing on-street parking provision. It is understood that the streets in the

immediate vicinity are the closest streets to the town centre that are not restricted to resident-only parking. This means that visitors and town centre workers use this parking to avoid charges in the centre. Additionally local residents suggest that the on-street parking is used by employees of the businesses fronting Devonshire Road a short distance to the east. The existing on-street parking is therefore subject to significant pressure. Many of the objections identify a need for a resident-only parking scheme to be implemented in the area. However, were such a scheme to be implemented, it would likely be limited to those stretches of road immediately fronting residential properties. It is not anticipated that the stretch of Coleridge Road to the front of the commercial units would be included in any restriction.

The existing forecourt could accommodate four parked vehicles whilst maintaining clear access to the main entrance. It is acknowledged that the forecourt depth of 4.6m falls short of the minimum required for a parking space but the pavement is relatively wide at 2.6m meaning that any over-hanging vehicle would not unduly obstruct pedestrian movement. In addition and as noted by the Head of Transportation, the use of the forecourt for parking is long-standing and facilitated by legitimate vehicle crossing points. The applicant has suggested that use of the facility would be controlled through appointment which would limit potential parking demand but this could not be controlled or enforced through a planning permission. The applicant has also provided a letter from the adjoining business stating that the forecourt to that business could be used by patrons of the gym in the evenings. However, as this forecourt falls outside of the red edge of the application site, and is not in the control of the applicant, little weight can be attached to this provision. Nevertheless, it is recognised that some 66m of road frontage to the front of the application premises and the adjacent commercial use would be available for use outside of usual business hours. This could accommodate 11 parked cars but would block access to the forecourt. If the forecourt were kept clear, four cars could park on-street to the north and three on-street to the south, again giving a total of 11 spaces. This would fall significantly short of the published standard but it must be recognised that the standards are maximum standards and that the site is in a highly accessible location well-served by public transport. Nevertheless, the shortfall in parking provision weighs against the proposal.

Other Issues

The Council is a responsible authority in respect of protected species. It is possible that the roofspace of this building is used by roosting bats and nesting birds. However, as no physical works are proposed to the upper floors of the building and as the nature and intensity of the use of this space would be unlikely to change, it is not anticipated that any bats or nesting birds would be affected by the proposal. Nevertheless, it would be appropriate to attach an advice note to any planning permission granted to explain to the applicant that these species are protected and set out the steps that must be taken if a bat or nesting bird is discovered.

CONCLUSION

The NPPF sets out a presumption in favour of sustainable development. Sustainability comprises economic, environmental and social dimensions.

The use proposed would result in the loss of an employment use but not one that is safeguarded to ensure an adequate supply of employment land for the borough. The proposal would not undermine the health of Blackpool Town Centre but would attract new investment and a new business to the town. The use itself could generate some employment. As such the scheme is considered to be economically sustainable.

The proposal would replace an ageing industrial use with a modern leisure use. The site is in an accessible location that is well-served by public transport meaning that sustainable transport choices would be a realistic option for future patrons. Whilst no external alterations are proposed, the re-use of the building would prevent it falling into disrepair thereby having a negative impact on the streetscene. By encouraging healthy, active lifestyles the use could promote sustainable transport use. On this basis the scheme is considered to be environmentally sustainable.

Socially, the application would introduce a new leisure use to a priority neighbourhood that suffers from high levels of deprivation and a need for regeneration and community facilities to promote health and well-being. Notwithstanding that there may be concerns regarding financial accessibility, the proposal would meet an identified need in the neighbourhood. It is considered that adequate safeguards could be put in place through the imposition of conditions to prevent unacceptable impact on residential amenity. It is recognised that on-street parking in the area is subject to significant pressure and that this is a point of concern for local residents. However, this must be considered in light of the high accessibility of the site and the potential for on-street parking to the front of the commercial units along a stretch of road that would be excluded from any resident-only parking restrictions.

In light of the above and on balance, whilst the limited parking provision would weigh against the proposal, this is considered to be outweighed by the benefits the scheme would bring in terms of re-using an empty building, employment and introducing a new fitness-related leisure use into a deprived neighbourhood. As such, when considered as a whole, the application is considered to represent sustainable development.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

None required.

FINANCIAL BENEFITS

Any commercial use of the premises would be liable for business rates.

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 17/0702 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:

Existing site and location plan ref. 051017005

Proposed floor plans ref. 051017004

Proposed elevation plans ref. 051017002

The development shall thereafter be retained in accordance with these details.

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

3. (a) The ground floor of the premises shall be used as a gymnasium or fitness centre and for no other purpose (including any other purpose within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)).

(b) The first and second floors of the premises shall be used as office space, storage and staff welfare facilities in association with and ancillary to the use of the ground floor of the premises as a gymnasium or fitness centre and for no

other purpose (including any other purpose within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)).

Reason: In order for the Local Planning Authority to retain long-term control of the use of the building in the interests of safeguarding the residential amenities of nearby neighbours and to ensure that adequate parking provision exists to meet the needs of the use in accordance with the provisions of paragraph 17 of the NPPF and saved Policies BH3 and AS1 of the Blackpool Local Plan 2001-2016.

4. (a) The rating levels for cumulative noise from all noise sources associated with the development shall not exceed the existing background noise level (LA90) at the nearest noise sensitive premises as assessed in accordance with British Standard 4142:2014 - Methods for rating and assessing industrial and commercial sound.

(b) The Maximum Instantaneous Noise Levels (LAFmax) from all noise sources associated with the development shall not exceed 60 dB(A) evening (19.00-23.00hrs)* and night-time (23.00-07.00hrs) at the nearest noise sensitive premises. * The evening standard LAFmax will only apply were the existing evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour.

Reason: In order to safeguard residential amenity against potential noise nuisance in accordance with the provisions of paragraphs 17 and 125 of the NPPF and saved Policy BH3 of the Blackpool Local Plan 2001-2016.

5. No external door shall be held or fixed in a permanently open position at any time when the use hereby approved is in operation.

Reason: In order to safeguard the residential amenities of nearby neighbours from potential noise nuisance in accordance with the provisions of paragraph 17 of the NPPF and saved Policy BH3 of the Blackpool Local Plan 2001-2016.

6. No recorded or amplified music or sounds shall be played outside of the building at any time.

Reason: In order to safeguard the residential amenities of nearby neighbours from potential noise nuisance in accordance with the provisions of paragraph 17 of the NPPF and saved Policy BH3 of the Blackpool Local Plan 2001-2016.

7. The use hereby approved shall not commence until details of refuse storage and collection have been submitted to and agreed in writing by the Local Planning Authority. The development shall then proceed in full accordance with these

agreed details.

Reason: In order to ensure that refuse is appropriately stored and managed in the interests of the appearance of the locality and the residential amenities of nearby neighbours in accordance with the provisions of paragraph 17 of the NPPF, saved Policies LQ1, BH2 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Notwithstanding the information shown on the approved plans, the use hereby approved shall not commence until a scheme for the replacement of the existing vehicular door and the provision of a new internal door to create a double door arrangement between the gym area and the forecourt has been submitted to and agreed in writing by the Local Planning Authority. This agreed scheme shall then be implemented in full and in full accordance with the agreed details before the use hereby approved is commenced.

Reason: In the interests of the appearance of the premises and locality and in order to safeguard the residential amenities of nearby neighbours from potential noise nuisance in accordance with the provisions of paragraph 17 of the NPPF, saved Policies LQ1, BH2 and BH3 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. Bats and nesting birds are protected by the Wildlife and Countryside Act (1981) and bats are also protected under the Conservation of Habitats and Species Regulations 2010. It is an offence to deliberately capture, injure or kill a bat, or to damage, destroy or intentionally disturb a bat roost or birds nest. If bats, bat roosts, or nesting birds are discovered during development then works should cease and advice sought from a suitably qualified and experienced ecologist.



Add: Greenfields, Carr Lane, FY6 9BA

Email: scott@cybelevelo.com

Tel: 07504 662209

03/11/17

Planning Office

Blackpool Council

1 Clifton St

Blackpool

FY1 1LY

APPLICATION NUMBER: 17/0702

RE: AB COMS BUILDING, COLERIDGE ROAD, FY1 3RP CHANGE OF USE

Dear Miss S Parker

Thank you for your email dated 30th October 2017.

Please find enclosed Sequential Appraisal as requested.

We are ok for you to consider our other Use areas as ancillary to Leisure (Class D2 Assembly and Leisure).

We can confirm there is no extension to the current building floor space. The first and second floor would continue to be used as storage and office and thus no change required.

We can confirm that the existing forecourt is part of our application site and we have full right of use from the landlord. Please find enclosed Site Location Plan now showing a correct red edge to include the forecourt (north point included)

The area between the stair and ground floor would be used as an entrance / storage. The double doors to the rear of the men's showers opens to an open-air void between our proposed site and Links Signs and Graphics, this would be left as external and unused.

We note you state that a Noise Impact Assessment could be required. This is confusing as the current use is an industrial workshop with seriously loud machines, packaging, production, manufacturing and transportation which produce a significant increase in DB ratings than our proposed endurance hub. Please note we would challenge this request.

Please refer to our letter dated 1st November 2017 regarding our response to parking. However, in summary we challenge your point on the depth of spacing on the forecourt. We are of the understanding the minimum legal requirement is 2.4m x 4.8m. We retain and defend our assessment that we can and will fit 6 cars on the forecourt. Please note if this number is reduced then in effect, this will mean additional cars to be parked elsewhere. In addition, we have approval and authorisation from immediate neighbour 'Links Signs and Graphics' to use there forecourt outside of their working hours 6pm onwards and weekends. Again, we would challenge the requirement for 23 spaces as our proposal is a 'Cycling / Endurance Hub' which will be accessed by cyclists all over the Fylde Coast on their bikes and by runners on their feet for example running from Stanley Park track, park run, athletics which is a ½ mile away. Furthermore, utilising Blackpool's excellent public transport channels which are in abundance within our proposed site area we feel the target of 23 should be significantly reduced.

In relation to Boothely Road, we agree with the residents that the council should be providing them with resident parking permits. As an applicant, we have simply pointed out where the current factual free available parking is and Boothely Road factually has free available parking. In addition to Boothely Road, Coleridge Road stretching across our proposed property and Links Signs and Graphics has ample free car parking (excluding the residents parking opposite). Coleridge Road, leading through to Talbot road also has an abundance of spaces. From our assessment and letter dated 1st November 2017, we calculate 60+ available on street parking spaces.

Moreover, we expect the Council to work with appropriate departments to satisfy the local residents, investors, business owners and wider community needs. Cybelé are in agreement with Boothley Road residents and we are willing to work with the Council and residents to agree a workable solution to suit all parties. We anticipate the Council taking the lead on this and developing the solution to ensure this opportunity is not missed and to prevent future investors from being discouraged with investing in Blackpool. We would again challenge the point you make, quote:

'It is not accepted that the majority of users would cycle or run to the facility, particularly if it is intended to offer an alternative training option during inclement weather'

We are shocked to receive such statement, we understand the Council may never have a dealt with a business change of use like this and we are concerned that the officers may not fully appreciate what we are planning to

achieve. Other countries such as Australia, America, Singapore, Canada, Denmark, Sweden fully understand these concepts. We respect the rigid structure of planning 'Uses' albeit we expect and encourage Blackpool Council to understand innovation and help support a car free culture. As you can see in the floor plans, the majority of the space is bike racks, lounge area, cycling coffee shop (for cyclists to utilise in-between riding). We simply don't have enough training equipment to cater for such demand. Moreover, we will provide the most effective commuting bike parking in the country. As for the point on inclement weather, we would like to make it clear that endurance athletes do utilise their legs and equipment in inclement weather so again challenge your point. Stanley Park any Saturday morning in the winter is full of runners, riders riding over Shard Bridge in winter, swimmers swimming in the sea at Gynn Square on New Year's Day. If anything in the winter months, people are more inclined to condition their bodies due the dark nights and the comfort food culture. Please understand our concept in further detail or feel free to ask for additional information rather than make assumptions. Please understand, there is a difference in safety between going for an endurance ride in the Trough of Bowland, in winter poor conditions in comparison to cycling through Blackpool town to Cybelé and that is what people are highlighting by a safe place to train.

As per above, we have off street parking on our forecourt and sharing Links Signs and Graphics. If the Council have concerns with the ample street parking available on Coleridge Road and Talbot Road, available Blackpool Transport then we would request that the Council investigate options for opening / leasing the available land next to our proposed building, the old Devonshire Road Hospital site and the site opposite that. This would help provide parking for the Council workers currently using Boothely Road area and walking up to town centre and essentially would bring in revenue for the Council and in effect the town. Better still, we would welcome Council workers to cycle commute and utilise our proposed bike parking and shower facilities.

We hope we've answered the points you have raised and more so we hope the Council has noted and understood the significant advantages of this development and the potential this could bring the town and community. Cybelé Vélo isn't just a building usage we are experts in cycling, endurance and wellness who can help the Council on a wider scale, such as voluntary cycling planning in the community, CPD's, sport development representation etc. If there is any further information or documentation you require to assist our application or would like to meet up in person to discuss things further then please feel free to ask.

Sincerely,

Scott Leadbetter BSc (Hons) MRICS
Founder / Director
Cybelé Vélo

Benefits of Cybelé Vélo

30 ways sport and recreation benefits people and communities

- 1 Brings people together, providing opportunities for social interaction.
- 2 Empowers, inspires and motivates individuals.
- 3 Keeps kids away from the TV or computer screen!
- 4 Kids who participate learn better and are more likely to enjoy school.
- 5 Improves mental health.
- 6 Eases pressure on the health system.
- 7 Contributes to social capital.
- 8 Healthy workers are more productive and take less sick days.
- 9 Creates positive alternatives to youth offending, antisocial behaviour and crime.
- 10 Reduces pollution - promotes use of active modes of transport like walking and cycling.
- 11 Provides a vehicle for inclusion, drawing together people of different races, religions and cultures.
- 12 Creates opportunities for, and promotes, volunteering.
- 13 Contributes to higher levels of self-esteem and self-worth.
- 14 Helps to sustain the environment through protecting open space and natural areas.
- 15 Sport and recreation clubs are the hub of community life, especially in the regions.
- 16 Provides work/life balance.
- 17 Binds families and communities through shared experiences.
- 18 Helps shape our national character and pride.
- 19 Creates employment opportunities.
- 20 Promotes a healthy, active lifestyle.
- 21 Develops life skills and leadership abilities.
- 22 Provides a sense of belonging.
- 23 Fosters community pride.
- 24 Tones and strengthens the body.
- 25 Galvanises communities in times of need.
- 26 Economic growth through business investment, employment, major events and tourism.
- 27 Contributes to lifelong learning.
- 28 Great opportunities for networking.
- 29 Reduces obesity.



30 Can help to prevent cardiovascular disease, diabetes and some cancers.



Brings people together, providing opportunities for social interaction.



Empowers, inspires and motivates individuals.



Keeps kids away from the TV or computer screen!



Kids who participate learn better and are more likely to enjoy school.



Improves mental health.



Eases pressure on the health system.



Contributes to social capital.



Healthy workers are more productive and take less sick days.



Creates positive alternatives to youth offending, antisocial behaviour and crime.



Reduces pollution – promotes use of active modes of transport like walking and cycling.



Provides a vehicle for inclusion, drawing together people of different races, religions and cultures.



Creates opportunities for, and promotes, volunteering.



Contributes to higher levels of self-esteem and self-worth.



Helps to sustain the environment through protecting open space and natural areas.



Sport and recreation clubs are the hub of community life, especially in the regions.



Provides work/life balance.



Binds families and communities through shared experiences.



Helps shape our national character and pride.



Creates employment opportunities.



Promotes a healthy, active lifestyle.



Develops life skills and leadership abilities.



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Galvanises communities in times of need.



Economic growth through business investment, employment, major events and tourism.



Contributes to lifelong learning.



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Can help to prevent cardiovascular disease, diabetes and some cancers.

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