

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 22 MAY 2018

Present:

Councillor L Williams (in the Chair)

Councillors

Critchley	Jackson	Robertson BEM
Hutton	O'Hara	D Scott

In Attendance:

Mr Ian Curtis, Legal Officer

Mrs Bernadette Jarvis, Senior Democratic Governance Adviser

Mr Gary Johnston, Head of Development Management

Mr Mark Shaw, Principal Planning Officer

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 20 MARCH 2018

The Committee considered the minutes of the last meeting held on 20 March 2018.

Resolved: That the minutes of the meeting held on 20 March 2018 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee noted that an appeal had been lodged by JWT Leisure against the refusal of planning permission for the use of the premises as an amusement centre at 42 Abingdon Street, Blackpool.

It also noted the Planning Inspector's dismissal of an appeal against the decision of the Council to refuse planning permission for the erection of three terraced dwelling houses at the rear of 150 Harcourt Road, Blackpool including car parking and landscaping with vehicle turning area and vehicle access between 125 and 127 Powell Avenue, Blackpool.

It further noted that an appeal submitted by Rontec Service Stations Ltd against the decision of the Council to refuse planning permission for the erection of a single storey building to form a drive through coffee shop to rear of existing petrol filling station utilising existing access and egress, with associated landscaping, bin and cycle stores and parking for 25 cars, following demolition of existing residential caravan park at Windmill Service Station, Preston New Road, Blackpool had been allowed by the Planning Inspector.

Resolved: To note the planning appeals lodged and determined.

Background papers: None

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4 PLANNING ENFORCEMENT UPDATE REPORT - MARCH 2018

The Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during March 2018.

The report stated that 42 new cases had been registered for investigation, 9 cases had been resolved by negotiation without recourse to formal action and 24 cases were closed as there was either no breach of planning control found, no action was appropriate or it was not considered expedient to take action.

There had also been one Enforcement Notice authorised and one Enforcement 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 ENFORCEMENT UPDATE REPORT - APRIL 2018

The Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during April 2018.

The report stated that 36 new cases had been registered for investigation, 18 cases had been resolved by negotiation without recourse to formal action and 36 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 Section 215 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

6 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.

The performance for the year April 2017 to March 2018 was also reported which showed that the speed of major development decisions for major applications during that period had been 96% within 13 weeks and 97% within eight weeks for minor applications. These figures included decisions that had an agreed Extension of Time. There had been no appeals against major applications received during the period.

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There had been three appeals dismissed during the quarter period January 2018 to March 2018 with an equal number of appeals allowed during the period. To provide context on the overall appeals performance, Mr Johnston reported that from April 2016 to March 2018, 79% of all appeals had been dismissed, excluding householder appeals, which although this was still above the Government target it was broadly consistent with the performance of other local authorities.

Resolved: To note the report.

Background papers: None

7 PLANNING APPLICATION 16/ 0421- 647-651 NEW SOUTH PROMENADE AND 2-4 HARROW PLACE

The Committee considered planning application 16/0421 for external alterations to include front extension and whole roof lift, balconies to Harrow Place and New South Promenade elevations and use of premises as altered as 66 self-contained permanent flats with associated car parking, bin store, boundary treatment and highway works.

Mr Johnston gave a brief overview of the application and presented the proposed plans for the development and aerial views of the site. He reminded Members that in August 2016 the Committee had resolved to approve the application in principle and defer the decision for delegation to the Head of Development Management, subject to the completion of a Section 106 Legal Agreement relating to car parking in Harrow Place. Mr Johnston explained that following the decision, the owner of 6 and 8 Harrow Place had declined to sign the required Section 106 Agreement. Mr Johnston confirmed that as the original application had not been determined and the new proposed scheme was smaller, it was appropriate to be considered as an amended application. He confirmed that this approach was consistent with the National Planning Policy Framework and the National Planning Practice Guidance which allowed Local Authorities discretion in accepting amendments to undetermined applications.

Mr Johnston advised the Committee that the principle and ethos of the new application was similar to the original application. The main changes to the original application were reported which included minor amendments to the layout and elevations, an alteration to the parking provision in Harrow Place and a reduction in the number of flats. Mr Johnston referred Members to the letters of support received for the proposed development and advised that following consultation with local residents there remained one objection from the owner of 6 and 8 Harrow Place. He also referred Members to the additional comments in the Update Note.

Mr Ronald Richardson, applicant, accompanied by Mr David Richardson, spoke in support of the application and advised Members of the changes made to the original application following consultation with local residents. He reported his view of the benefits for Blackpool from converting derelict buildings into quality housing. Mr Storton, a member of the public also spoke in support of the application confirming his view that the applicant had addressed local residents' concerns.

Councillor Humphreys, Ward Councillor, also spoke in support of the application, commenting on the improvements that the provision of high quality flats would make to

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the area.

The Committee considered the application and commented positively on the benefits for the area and the town from the provision of high quality accommodation.

Resolved: To approve the application in principle and defer for delegation to the Head of Development Management, subject to the completion of a Section 106 Legal Agreement, and subject to the proposed conditions and for the reasons set out in the Appendix to the minutes.

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

8 PLANNING APPLICATION 18/0136 - 31-33 HORNBY ROAD

The Committee considered application 18/0136 for external alterations including provision of cycle/bin stores to rear and use of premises as six self-contained permanent flats following demolition of single storey rear extension.

Mr Shaw, Principal Planning Officer, gave a brief overview of the application and presented the proposed plans for the development and aerial views of the site. He also circulated colour photographs of the condition of the property. Mr Shaw referred Members to the information in the Update Note that contained two additional letters of objection. The Update Note also provided further information on the viability assessment which included a conclusion on the viability assessment that had been provided by a member of the Council's Growth and Prosperity Team.

Mr Shaw reported on the updated Holiday Accommodation Supplementary Planning Document and Policy CS23 of the Core Strategy, both of which sought to protect holiday accommodation in designated areas and to only allow hotels to change to non-holiday use in exceptional circumstances. The exceptional circumstances included where there was no reasonable prospect of the property continuing to trade in holiday use, when the new use was compatible with holiday uses and where the new use provided regeneration benefits. Mr Shaw also referred to a study that had demonstrated an oversupply of 14,000 bed spaces in the town.

Mr White, member of the public, spoke in objection of the application on behalf of Stay Blackpool and cited concerns with the principle of converting holiday accommodation into flats and the potential that the granting of this application would set a precedent for future similar applications. He also disputed the amounts quoted in the viability assessment and raised concerns relating to the potential negative impact on the area in the event that the property was subsequently converted into shared occupancy accommodation.

A representative of the applicant was also in attendance at the meeting and in response to a question from the Committee confirmed the intention to realise a monthly rental income from each flat of approximately £500 - £550.

In response to questions from the Committee, Mr Shaw confirmed that the quality of the proposed accommodation met both local and national guidelines. He also referred to a condition that would be attached to the permission, if granted that would not allow for

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subsequent subdivision or sub-letting of the property. The Chairman responded to concerns regarding the potential setting of a precedent by confirming that all planning applications were determined on their own merits.

The Committee noted that the property was derelict and had remained vacant for a number of years and that it was located in a designated holiday accommodation area. Whilst the Committee accepted that the proposed development was in a holiday accommodation area, it also had regard to the viability assessment and the lack of an alternative viable option. It noted the location of the property in relation to neighbouring properties and the benefits of converting a derelict building into high quality accommodation.

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

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

Chairman

(The meeting ended 7.00 pm)

Any queries regarding these minutes, please contact:
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