

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 2 APRIL 2019

Present:

Councillor L Williams (in the Chair)

Councillors

Humphreys

Hutton

O'Hara

Stansfield

In Attendance:

Mr Ian Curtis, Legal Officer

Mrs Bernadette Jarvis, Senior Democratic Governance Adviser

Mr Gary Johnston, Head of Development Management

Ms Susan Parker, Senior Planning Officer

Mr Latif Patel, Network Planning and Projects Manager

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 5 MARCH 2019

The Planning Committee considered the minutes of the last meeting held on 5 March 2019.

Resolved:

That the minutes of the meeting on the 5 March 2019 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 against the decision of the Council to refuse planning permission for the erection of a two storey rear extension and formation of vehicle crossing to Waterloo Road at No. 420 Waterloo Road. It also noted that there had been no planning/enforcement appeals determined since the last meeting.

Resolved: To note the planning and enforcement appeals lodged and determined.

4 PLANNING ENFORCEMENT UPDATE REPORT

The Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during February 2019.

The report stated that 41 new cases had been registered for investigation, 10 cases had been resolved by negotiation without recourse to formal action and 13 cases had been closed as there was either no breach of planning control found, no action was appropriate or it was not considered expedient to take action.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 2 APRIL 2019

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

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

5 PLANNING APPLICATIONS AND APPEALS PERFORMANCE

The Committee considered the Planning Application and Appeals Performance Report that provided an update on the Council's performance in relation to Government targets. Mr Johnston, Head of Development Management, confirmed that he had no further information to report.

Resolved: To note the report.

6 PLANNING APPLICATION 19/0011 - BROOKEVIEW 516 MIDGELAND ROAD, BLACKPOOL

The Committee considered planning application 19/0011 requesting permission for the use of land at Brookeview, 516 Midgeland Road as a travelling showperson's site for up to five caravans (three static caravans and two tourers), gravelled driveway and parking areas and erection of new boundary fences (on boundary with 518 Midgeland Road).

Mr Johnston, Head of Development Management, provided the Committee with an overview of the application and presented an aerial view of the site and the site layout and location plans. He advised that the application site was located in Marton Moss and within an area for which a Neighbourhood Plan was due to be prepared. It was also within the recently designated Marton Moss Conservation Area. The Committee was further advised that the applicant had moved onto the site in December 2018 as he believed he could occupy the site over the winter in accordance with the Caravan Sites and Control of Development Act 1960. Mr Johnston referred the Committee to the Built Heritage Manager's comments as detailed in the Update Note and circulated a photograph depicting the poor state of repair of the glasshouse prior to it being removed. Mr Johnston referred to a needs assessment that had been commissioned by the Council in conjunction with Wyre and Fylde Borough Councils for gypsies/travellers and travelling showpeople that had identified a need for additional sites for travelling showpeople within the three local authority areas and advised that the applicant and his family had been part of the identified need in the assessment. However, he also acknowledged the tension with Policy CS26 of the Core Strategy that restricted development in the area. On balance, Mr Johnston's view was that the need to provide sites for travelling showpeople outweighed the conflict with Policies CS26 and CS16 of the Core Strategy and therefore the application was recommended for approval.

Mr Holland, applicant, spoke in support of the application and advised on his membership of the Showman's Guild. He provided the Committee with his family background and circumstances and his reasons for selecting this site, which included the lack of available alternative sites.

Members acknowledged the objections included in the officer's report and noted that one of the objectors had subsequently withdrawn his objection. The Committee considered the application and agreed with the officer recommendation that the

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 2 APRIL 2019

application be approved, subject to appropriate conditions.

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.

7 PLANNING APPLICATION 18/0642 - FORMER BAGULEYS SITE, MIDGELAND ROAD, BLACKPOOL

The Committee considered planning application 18/0642 for the erection of 12 detached bungalows at the former Baguleys site with access from Midgeland Road and associated public open space and private garages.

Ms Parker, Senior Planning Officer, provided the Committee with an overview of the application and presented an aerial view of the site, the site layout, location and elevation plans. She advised that outline planning permission had been given for the site in 2012, with reserved matters granted for the erection of 22 houses in 2016 which had subsequently lapsed in 2018. Ms Parker reported on significant amendments to the original application which included a reduction in the number of properties to 12 bungalows, following the adoption of the Core Strategy which included Policy CS26 which restricted development on Marton Moss. Further changes included the proposed location of the bungalows on the previously developed part of the site to retain the greenfield part of the site as open land. The bungalows were aimed at the over 55s and one of the proposed conditions would limit occupation to that age group. Ms Parker referred to an identified need for this type of accommodation to meet the needs of Blackpool's ageing population. Ms Parker reported on the absence of objections from statutory consultees and confirmed that the public representations set out in the report had been received prior to the application being amended. She also referred to the representation reported in the Update Note that had been received following publication of the agenda. Ms Parker, in her view, considered the application to be acceptable subject to appropriate conditions regarding materials, landscaping and boundary treatments and as such recommended the application for approval.

Mr Shepherd, Applicant's Agent, spoke in support of the application and stated his view on the application's compliance with national and local policies and its benefit for the town's housing provision in terms of meeting an identified need for the ageing population which also afforded in his view the opportunity to release larger size houses to accommodate families. He also referred to the location of the bungalows aimed at minimising the impact of the development.

In response to questions from the Committee regarding the comments from Head of Highways and Traffic Management detailed in the officer report, Mr Patel, Network Planning and Projects Manager, confirmed that provided that a condition requiring agreement of suitable access was attached to the permission, if granted, there were no highway concerns.

The Committee considered the application and agreed with the recommendation to approve, subject to the proposed conditions.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 2 APRIL 2019

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

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

8 PLANNING APPLICATION 19/0056 - 429 -437 PROMENADE, BLACKPOOL

The Committee considered planning application 19/0056 requesting permission to erect a part four, part five-storey hotel at 429-437 Promenade to provide 104 guest bedrooms an ancillary cafe/restaurant unit at ground floor level and parking to the rear with vehicular access taken from Commercial Street following clearance of the site. Prior to the start of the meeting, Ms Parker, Senior Planning Officer, had circulated a late representation to the Committee and all interested parties and informed Members that the representation did not identify any additional concerns to those already reported.

Ms Parker, Senior Planning Officer, provided the Committee with an overview of the application and presented an aerial view of the site, the site layout, location and elevation plans. Outline planning permission had previously been granted for the demolition of the buildings on site and the erection of a five storey building, but was due to expire on 3 April 2019. Ms Parker reported on the development's accepted use of the area as holiday accommodation as it was within a holiday accommodation area. She advised on significant amendments to the application since it was first submitted which included the setting back of the top floor to minimise the impact of the elevation on neighbouring properties and highlighted proposed conditions requiring agreement of window and boundary treatments. Ms Parker acknowledged that there would be a degree of impact on the amenities of the occupiers of properties to the rear of the proposed development but considered that this could be safeguarded through appropriate window treatments. With regards to the low level of parking provision, Ms Parker referred to the lack of objection from the Head of Highways and Traffic Management and reported on the proximity of public car parks and the accessible location of the site. She also referred Members to the representations included in the update note, reminding the Committee that commercial competition was not a planning consideration. Ms Parker had reported on officers' initial concerns regarding the lack of windows in a number of the bedrooms, however, further investigations revealed similarities with other hotel developments and she advised on the popularity of these types of rooms. Ms Parker reported on her view of the benefits of the application which included the quality of the proposed development, the improvement to the streetscene on the Promenade, the redevelopment of a vacant site and the potential for it to provide greater confidence in the resort and encourage wider regeneration opportunities.

Mr White, member of the public, spoke in objection to the application both personally and on behalf of Stay Blackpool. His main objections included the design and scale of the proposed building which he considered out of character for the area and the minimal parking provision which in his view would result in significant parking and highway issues. He also considered that the proposed hotel accommodation would conflict with the town's aim to encourage high quality accommodation. He also presented his view on the adverse impact on local businesses.

Ms Parker, referred Policy LQ4 of the Local Plan which required a minimum of four storeys for new development on the Promenade. At the request of the Chairman, Ms

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 2 APRIL 2019

Parker circulated hard copies of the proposed development.

Mr Grant, Applicant's Agent and Mr Wray, Architect were in attendance at the meeting and responded to questions from the Committee by advising on their view of the high quality and affordable accommodation that would be provided which was aimed at attracting both business users and tourists, with the price range determined by demand.

The Committee considered the application and conflicting views were aired regarding the lack of windows in some of the hotel's bedrooms. Computer Generated Imagery of the relevant bedrooms were shown to Committee Members.

Concerns were also raised relating to potential parking and highway congestion due to the lack of onsite parking provision, however Members also noted the accessible location of the site and the availability of public car parks in the surrounding area. The Committee also acknowledged the benefits of the proposed development in terms of investment in the area and the opportunity for redevelopment of a vacant site that was currently in poor condition. Ms Parker, in response to a question from the Committee, confirmed that the condition relating to the agreement of the boundary treatment could stipulate the requirement of a wall following demolition of the existing garages.

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.

9 PLANNING APPLICATION 19/0127 - 4 MERE ROAD, BLACKPOOL

The Committee considered planning application 19/0127 requesting permission for the erection of a single storey rear extension and rear dormer at 4 Mere Road.

Ms Parker, Senior Planning Officer, provided the Committee with an overview of the application and presented an aerial view of the site, the site layout, location and elevation plans. She advised Members that the application had been submitted to the Committee for determination due to the applicant being a senior officer of the Council. Ms Parker reported that significant amendments had been made to the application since first submitted which included a reduction in height of the rear extension and changes to the size and setting of the dormer. Ms Parker advised that no objections had been received to the application and it was not anticipated that the proposed extension would adversely impact the amenity of residents of neighbouring properties. Ms Parker also reported on the proposed extension's accordance with the Extending Your Home Supplementary Planning Document.

The Committee considered the application and agreed with the recommendation to approve, subject to the proposed conditions.

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.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 2 APRIL 2019

10 DATE OF NEXT MEETING

The Committee noted the date of the next meeting as Tuesday 30 April 2019.

Chairman

(The meeting ended 7.10 pm)

Any queries regarding these minutes, please contact:
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