

MINUTES OF PLANNING COMMITTEE MEETING - WEDNESDAY, 31 JULY 2019

Present:

Councillor Owen (in the Chair)

Councillors

Baker	Hobson	O'Hara	L Williams
D Coleman	Hugo	Robertson BEM	Wilshaw

In Attendance:

Lennox Beattie, Executive and Regulatory Support Manager
Carl Carrington, Head of Planning, Quality and Control
Ian Curtis, Legal Officer
Pippa Greenway, Senior Planner
Gary Johnston, Head of Development Management
Latif Patel, Network Planning and Projects Manager

Also Present:

Councillor T Williams

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 2 JULY 2019

The Planning Committee considered the minutes of the last meeting held on 2 July 2019.

Resolved:

That the minutes of the meeting held on 2 July 2019 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Planning Committee received a report on the planning appeals lodged and determined since the last meeting.

It noted that no appeals had been lodged since the last meeting.

The dismissal of the appeal against the decision to refuse planning permission for the erection of a two-storey side extension and single-storey rear extension at 139 Clifton Drive was noted.

The Committee also noted the decision in respect of the appeal against the decision to refuse planning permission for the demolition of the existing public house, the erection of a bingo hall and drive-thru café/restaurant, the relocation of the vehicular access, and associated works at land at Odeon Cinema, Rigby Road where the decision to refuse planning permission had been overturned but costs had not been awarded against the

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Council. In particular, the Inspector had not felt that there had been any harm from the development that would have been sufficient to justify refusal of the application and so the appeal had been allowed subject to a number of conditions that were agreed, without prejudice, during the appeal proceedings. However, the Inspector had agreed that in refusing the application, the Council had not acted unreasonably and therefore had concluded that costs should not be awarded against the Council.

For the three appeal decisions, the Committee had been provided with the Inspector's decisions which were attached at Appendices 3a, 3b and 3c to the agenda report.

Resolved: To note the report

4 PLANNING ENFORCEMENT UPDATE REPORT

The Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during June 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 31 cases had been closed as there had either been no breach of planning control found, no action was appropriate or it had not been considered expedient to take action. It was noted that no formal enforcement, Section 215 or breach of condition notices had been issued in June 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.

5 PLANNING PERFORMANCE REPORT

The Committee considered the Planning Application and Appeals Performance Report and positive comments were made regarding the Council's performance in relation to Government targets. The Committee reflected negatively on the appeal statistics and noted that training for Committee members had been organised to reflect learning from those decisions.

Resolved: To note the report.

6 PLANNING APPLICATION 19/0094 LAND ADJACENT TO GREENACRES 161 SCHOOL ROAD

The Planning Committee considered application 19/0094 for the use of land as a residential traveller caravan site for four caravans (two static caravan/mobile homes and two touring caravans), together with the erection of an ancillary amenity building, formation of hardstanding and the construction of a 1.8 m high fence and hedge to the School Road boundary at land adjacent to Greenacres, 161 School Road.

Mr Gary Johnston, Head of Development Management, outlined to the Committee the

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key considerations and reminded members of the need for sites for gypsies, travellers and travelling showpeople identified in the joint study with Wyre and Fylde Borough Councils. The study outlined a requirement for two sites to meet the Council's portion of the Fylde Coast's needs, of which one site had already been approved.

Mr Johnston highlighted that there were three applications for traveller sites on the agenda for the meeting and all three had been assessed in terms of sustainable development and the application of specific policies in the National Planning Policy Framework and the planning policy for traveller sites, with reference also to local links and the specific personal circumstances of the applicants. In view of this the application had been recommended for approval as the site represented a sustainable option and was supported by strong links from the applicant to the local area.

Resolved:

That the application be approved subject to the conditions and for the reasons set out in the attached Appendix.

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

7 PLANNING APPLICATION 19/0150 LAND ADJACENT TO 433 MIDGELAND ROAD

The Planning Committee noted that this application had been withdrawn at the applicant's request.

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

8 PLANNING APPLICATION 19/0317 STATELY LODGE 41 SCHOOL ROAD

The Planning Committee considered application 19/0317 for planning permission for the increase in the number of caravans from 3 to 7 to accommodate an extended traveller family, altered location for amenity building and altered location for car parking (amendments in part to planning permission reference 14/0892) at Stately Lodge 41 School Road.

Mr Gary Johnston, Head of Development Management, outlined to the Committee the key considerations and reminded members of the need for sites for gypsies, travellers and travelling showpeople identified in the joint study with Wyre and Fylde Borough Councils. The study outlined a requirement for two sites to meet the Council's portion of the Fylde Coast needs, one site of which had already been approved.

Mr Johnston highlighted that there were three applications for Traveller sites on the agenda for this meeting and all three had been assessed in terms of sustainable development and the application of specific policies in the National Planning Policy Framework and the planning policy for traveller sites with reference also to local links and the specific personal circumstances of the applicants.

The application represented the expansion of an existing site and had been recommended for approval due to the sustainability of the site and the family's links to

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the local area including the nearby primary school. In this case while the application represented an intensification of the site it would not result in the site being over-intense and there would still be a suitable distance from neighbouring properties.

Mr Rogers, the applicant, was in attendance and made representations to the Committee. Mr Rogers highlighted the changes in his family's personal circumstances that made the application necessary. In response to questions Mr Rogers outlined that he had already made improvements to the boundary fencing and would also be introducing landscaped areas to improve the site and protect the privacy and amenity both of residents of the site and neighbouring residents.

Resolved:

That the application be approved subject to the conditions and for the reasons set out in the attached Appendix.

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

9 PLANNING APPLICATION 19/0349 LAND ADJACENT TO 17 AND 21 NORTH SIDE, MOSS HOUSE ROAD

The Planning Committee considered application 19/0349 for outline planning permission for the erection of five, two storey dwellings and garages alongside a new access road at land adjacent to 17 and 21 North Side, Moss House Road.

The application was introduced by Ms Pippa Greenway, Senior Planner, who highlighted that a previous application for seven dwellings on the site had been refused in 2018. The applicant had sought to overcome the reasons for refusal of that application by reserving matters and reducing the number of dwellings to five and relocating them on the site to provide better privacy levels. Ms Greenway emphasised the view outlined in the report that the revisions to the proposed development meant that the scheme represented a sustainable development with no significant amenity, highway safety and ecological impacts.

Resolved:

That the application be approved subject to the conditions and for the reasons outlined in the attached Appendix.

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

Chairman

(The meeting ended at 6.35 pm)

Any queries regarding these minutes, please contact:
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