

# Blackpool Council

25 October 2019

To: Councillors Baker, D Coleman, Hobson, Hugo, O'Hara, Owen, Robertson BEM, Stansfield and L Williams

The above members are requested to attend the:

## **PLANNING COMMITTEE**

Tuesday, 5 November 2019 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 either

- (a) personal interest
- (b) prejudicial interest
- (c) disclosable pecuniary interest (DPI)

and

(2) the nature of the interest concerned

If any member requires advice on declarations of interests, they are advised to contact the Head of Democratic Governance in advance of the meeting.

### **2 MINUTES OF THE MEETING HELD ON 1 OCTOBER 2019** (Pages 1 - 10)

To agree the minutes of the last meeting held on 1 October 2019 as a true and correct record.

### **3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED** (Pages 11 - 16)

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

**4 PLANNING ENFORCEMENT UPDATE REPORT** (Pages 17 - 20)

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 21 - 24)

To receive a quarterly update on the Council's performance in relation to Government targets.

**6 PLANNING APPLICATION 19/0163 - FORMER POST OFFICE ABINGDON STREET AND EDWARD STREET, BLACKPOOL** (Pages 25 - 48)

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

**7 PLANNING APPLICATION 19/0164 - FORMER POST OFFICE ABINGDON STREET AND EDWARD STREET, BLACKPOOL** (Pages 49 - 72)

The Committee will be requested to consider an application for listed building consent, details of which are set out in the accompanying report.

**8 DATE OF NEXT MEETING**

To note the date of the next meeting as Tuesday 10 December 2019.

**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](mailto: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](http://www.blackpool.gov.uk).

### **Present:**

Councillor Owen (in the Chair)

Councillors

Baker

Hugo

Robertson BEM

L Williams

Hobson

O'Hara

Stansfield

### **In Attendance:**

Lennox Beattie, Executive and Regulatory Support Manager

Carl Carrington, Head of Planning, Quality and Control

Ian Curtis, Legal Officer

Susan Parker, Head of Development Management

Latif Patel, Network Planning and Projects Manager

Councillor R Scott

Councillor Wing

### **1 DECLARATIONS OF INTEREST**

There were no declarations of interest on this occasion.

### **2 MINUTES OF THE MEETING HELD ON 3 SEPTEMBER 2019**

The Committee considered the minutes of the last meeting held on 3 September 2019.

### **Resolved:**

That the minutes of the meeting held on 3 September 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.

The Committee noted that no appeals had been lodged against the decision of the Council to refuse permission and no appeals had been determined.

### **4 PLANNING ENFORCEMENT UPDATE REPORT**

The Committee considered the summary of planning enforcement activity within Blackpool during August 2019.

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 1 OCTOBER 2019

The report stated that 41 new cases had been registered for investigation, 7 cases had been resolved by negotiation without recourse to formal action and 27 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 or Section 215 notices and one breach of condition notice had been issued in August 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 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.

The report outlined the performance for August 2019 as 100% for major development decisions against a target of 60% and 90% for minor development decisions against a target of 70%. The overall performance for the period July to September 2019 was 100% for major development decisions and 92% for minor development decisions. No appeals had been determined in August 2019 or during the period July to September 2019.

The Committee noted that the performance had exceeded or met the Government targets for an extended period of time and therefore it was no longer considered necessary to report on a monthly but instead to do so on a quarterly basis.

**Resolved:** To note the report.

### 6 PLANNING APPLICATION 19 0278 - CARLETON CEMETERY AND CREMATORIUM, STOCKS ROAD, BLACKPOOL

The Planning Committee considered planning application 19/0278 for the use of land as extension to existing cemetery at Carleton Cemetery and Crematorium, Stocks Road.

Miss Susan Parker, Head of Development Management, introduced the application to the Committee. She emphasised that the application had been submitted to address the pressing need for additional burial space within Blackpool. The use of the location as a cemetery would not conflict with its situation in the green belt and its open appearance. The application met the sequential test as it was the most appropriate location for the development. There had been demonstrated a clear public need for the increased provision and the development would be restricted to the area of the site outside the flood zone. The extension proposed would also be able to make use of the existing chapel, reception, café and parking facilities whereas a new burial ground would require new provision.

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 1 OCTOBER 2019

### **Resolved:**

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

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

### **7 PLANNING APPLICATION 19 0477 - LAND TO REAR OF 1-7 WREN GROVE AND 23-25 ROYAL BANK ROAD, BLACKPOOL**

The Planning Committee considered planning application 19/0477 for the erection of three, two storey terraced houses with associated parking and landscaping and vehicular access from Wren Grove and Royal Bank Road at land to rear of 1-7 Wren Grove and 23-25 Royal Bank Road.

Miss Susan Parker, Head of Development Management, presented the application to the Committee she highlighted the recommendation that the loss of the existing, redundant warehousing use would be considered to be acceptable and its replacement with residential housing the most appropriate solution. The accommodation proposed would be of a satisfactory standard of design and amenity, and would not have any unacceptable impacts upon surrounding neighbours or the highway network.

The Committee discussed the application, and while recognising that compromises had to be made in relation to the development of the site and that there could be a return to the existing use, expressed concerns about the overdevelopment of the site and amenity issues. It considered that it may be beneficial to defer consideration to enable further negotiation.

### **Resolved:**

That the application be deferred to a future meeting.

### **8 PLANNING APPLICATION 19 0241 - FORMER BISPHAM HIGH SCHOOL, BISPHAM ROAD, BLACKPOOL**

The Planning Committee considered application 19/0421 for a hybrid application comprising two sections:

- A) a full application for the erection of a cadet hut (relocation of existing building)
- B) an outline planning application for the erection of up to 176 dwellings with associated open space and infrastructure( all matters reserved for subsequent approval).

Miss Susan Parker, Head of Development Management, presented the application and pointed out that there remained an outstanding objection to the proposal from Sport England. In light of the failure to yet have reached agreement as to a way forward for replacement facilities with that organisation the officer recommendation had been

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 1 OCTOBER 2019

amended to defer the application to enable further discussion to enable Sport England to withdraw their objection. The Committee had been asked to note that without the objection being withdrawn the application could not be determined by the Committee and would have to be determined by the Secretary of State.

Mr Spedding, Mr Ashton and Mrs Faulkner all spoke in objection to the application. They highlighted concerns regarding increased traffic, access to site, loss of open space and the disruption of the development.

Councillor R Scott, Ward Councillor, spoke in objection to the application, he highlighted concerns from local residents as to the size of the development, the loss of open space and the impact on residential amenity.

The Committee briefly considered the application but noted the change of the recommendation to deferral. It considered that a deferral would be beneficial in addressing the issues raised by Sport England and potentially also enabling further investigation of the access options.

### **Resolved:**

That the application be deferred to a future meeting.

### **9 DATE OF NEXT MEETING**

The Committee noted the date of its next meeting as Tuesday 5 November 2019 at 6pm.

### **Chairman**

(The meeting ended at 6.58 pm)

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

**Application Number 19/0278 - CARLETON CEMETERY AND CREMATORIUM, STOCKS ROAD, BLACKPOOL, FY6 7QS**

Use of land as a travelling showperson's site for up to five caravans (three static and two tourers), two single storey amenity buildings, parking areas and a 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:

Site layout plan ref. CDS\_PBL\_CAR\_03 Rev 03 Burial layout plan reference.

CDS\_PBL\_CAR\_06 Rev 01 Drainage details drawing ref. CDS\_PBL\_CAR\_15 Rev 00  
Drainage plan ref. CDS\_PBL\_CAR\_05 Rev 03 Annotated planting plan ref.  
CDS\_PBL\_CAR\_10 Rev 02 Planting plan ref. CDS\_PBL\_CAR\_20 Rev 00

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

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

3. Prior to the laying down of any final surface treatments, details of those surface treatments shall be submitted to and agreed in writing by the Local Planning Authority prior and the development shall thereafter proceed in full accordance with those agreed details.

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

4. Details of any street furniture to be provided on the site shall first be submitted to and agreed in writing by the Local Planning Authority prior to installation and the development shall thereafter proceed in full accordance with those agreed benefits. For the purpose of this condition, street furniture is taken to include but not be limited to benches, bins, signage and life-saving equipment.

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

5. Prior to the installation of any external lighting, details of that lighting shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these approved details. For the purpose of this condition, the details of the lighting shall include the position and appearance of the lighting columns and lamps and details of the lux level, angle and spill of any lighting.

Reason: In the interests of the appearance of the site and locality and to prevent any detrimental impact on biodiversity arising from light-spill in accordance with the provisions of paragraph 170 of the NPPF, Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ1 of the Blackpool Local Plan 2001-2016.

6. a) The landscaping of the site shall accord in full with the Landscape Management and Maintenance Plan and the Planting Schedule recorded as received by the Local Planning Authority on 25 Apr 2019 and the Proposed Planting Plan ref. CDS\_BPL\_CAR\_10 Rev 02.

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 5 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.

7. The development hereby approved shall proceed in full accordance with the recommendations set out in the Preliminary Ecological Appraisal Report prepared by Milner Ecology and referenced ME/18/515.00 and the Great Crested Newt eDNA Analysis prepared by Syntegra Consulting and referenced 18-5039.

Reason: In order to appropriately safeguard biodiversity in accordance with the provisions of paragraph 170 of the NPPF and Policy LQ6 of the Blackpool Local Plan 2001-2016.



8. Prior to the commencement of development, the following shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with the approved details:

- a tree survey identifying the trees and hedgerows to be retained
- a tree protection plan to set out how the trees and hedgerows to be retained would be protected during construction

Reason: In order to safeguard trees and hedgerows on the site in the interests of biodiversity and the appearance and character of the area in accordance with the provisions of paragraph 170 of the NPPF, Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, and Policies LQ1, LQ6 and NE7 of the Blackpool Local Plan 2001-2016.

9. No development shall take place (including demolition, ground works and vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following.

- Risk assessment of potentially damaging construction activities.
- Identification of "biodiversity protection zones".
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The times during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of safeguarding environmental and ecological quality in accordance with the provisions of paragraph 170 of the NPPF and Policy LQ6 of the Blackpool Local Plan 2001-2016.

10. 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.

11. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. The programme of field investigation should include:

- i) A record of the visible traces of ridge and furrow and former field boundaries, using a combination of field survey and plotting of aerial photographs, to record the location, direction and scale of earthworks;
- ii) A strip map and record exercise of any intervention which affects the gully (no 9) and the headland (no 18 in field survey);
- iii) A strip map and record exercise of any groundworks which disturb the ridge and furrow.

This should be followed by such subsequent work as required to investigate and record any remains encountered. This must be carried out in accordance with a 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/historical importance associated with the site.

Note: This work should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists ([www.archaeologists.net](http://www.archaeologists.net)).

12. The development hereby approved shall proceed in full accordance with the report and recommendations set out in the Flood Risk Assessment and SUDS Design prepared by Cemetery Development Services (CDS) in July 2019 and the email dated 13 August 2019 from the Technical Director of CDS.

Reason: In order to ensure that the development would not be at undue flood risk and would not exacerbate flood risk off site in accordance with the provisions of section 14 of the NPPF and Policy CS9 of the Local Plan Part 1: Core Strategy 2012-2027.

13. The development hereby approved shall proceed in full accordance with the report and recommendations set out in the "Report to Blackpool Borough Council on the

suitability of a site as an extension to Carleton Cemetery as part of an Environment Agency T2 Audit" prepared by Cemetery Development Services (CDS) in August 2016, including the following provisions:

- the scheme shall adhere to the zoning shown on the layout plan
- the normal double grave depth shall be 1.8m below ground level

Reason: In order to safeguard water quality in accordance with the provisions of paragraph 170 of the NPPF and Policy CS9 of the Local Plan Part 1: Core Strategy 2012-2027.

14. Notwithstanding the information submitted, a continuous 8m wide buffer shall be retained and maintained at all times in an unobstructed manner alongside Bispham Dyke which is designated as a Main River. This buffer shall be kept free of cremated or interred remains and of memorialisation at all times.

Reason: The Environment Agency has permissive powers for access to the Main River at all times and this may necessitate the use of plant, vehicles and equipment that could have a detrimental impact upon the land within 8m of the Main River.

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<b>Report to:</b>	<b>PLANNING COMMITTEE</b>
<b>Relevant Officer:</b>	Susan Parker, Head of Development Management
<b>Date of Meeting:</b>	5 November 2019

## PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

### 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 Lodged**

#### **5.2 Anchorsholme Methodist Church, North Drive, Blackpool, FY5 2PG (19/0149)**

5.2.1 An appeal has been lodged by Melrose Developments Limited against the refusal of planning permission for the erection of a single storey retail store with 21 car parking spaces and associated vehicle access and service access from North Drive including loading bay, service yard, external plant area with associated landscaping and boundary and service yard fencing.

### **5.3 Planning/Enforcement Appeals Determined**

#### **5.4 31 Shaftesbury Avenue, Blackpool, FY2 9QH – Planning reference 19/0135**

5.4.1 An appeal was made by Mr Palmer against the Council's decision to refuse planning permission for the erection of 1.83 metre high fencing to Warbreck Drive boundary and part of Shaftesbury Avenue boundary.

##### **5.4.2 APPEAL DISMISSED**

5.4.3 The main issue is the effect of the proposed development on the character and appearance of the area.

5.4.4 The proposed fence panels between brick pillars on top of the existing dwarf wall would be an uncharacteristic form of development in the area. It would not relate well to the frontages of nearby properties, including those on the opposing corners of the road junction which are either open or are enclosed by hedgerows. Consequently, it would be a discordant feature that would be out of keeping with the prevailing character of the area.

5.4.5 By virtue of the prominent location, its design, height and excessive combined length, the proposal would be visually obtrusive and incongruous in the street scene. It would not make a positive contribution to local character and distinctiveness.

5.4.6 Therefore, the proposed development would result in harm to the character and appearance of the area. It would conflict with the development plan, including Policies LQ14 and BH3 of the Blackpool Local Plan 2001-2016 Adopted June 2006 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 Adopted January 2016. These require, amongst other things, that development should not be visually intrusive and it should be appropriate in the context of its surroundings and well designed to enhance the character and appearance of the area. It would also conflict with the aims of paragraph 127 of the National Planning Policy Framework,

which requires development to be visually attractive, sympathetic to local character and to maintain a strong sense of place.

5.4.7 The Planning Inspectorate decision letter is attached at Appendix 3(a) for information.

5.5 Does the information submitted include any exempt information? No

**5.6 List of Appendices:**

5.6.1 Appendix 3(a): Letter from the Planning Inspectorate dated 18 September 2019.

**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

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## Appeal Decision

Site visit made on 3 September 2019

by **Sarah Manchester BSc MSc PhD MIEnvSc**

an Inspector appointed by the Secretary of State

Decision date: 18<sup>th</sup> September 2019

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**Appeal Ref: APP/J2373/D/19/3231561**

**31 Shaftesbury Avenue, Blackpool FY2 9QH**

- 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 David Palmer against the decision of Blackpool Borough Council.
  - The application Ref 19/0135, dated 28 February 2019, was refused by notice dated 30 May 2019.
  - The development proposed is described as "front of corner property currently has 3/4 fencing and 1/4 hedges. Existing hedges are currently 185cm x tall and the current fences are 183cm tall which upon receiving planning permission will continue so the house is fully surrounded by fences and all hedges will be removed."
- 

### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

### Reasons

3. No 31 is a 2 storey end of terrace dwelling at the junction of Shaftesbury Avenue and Warbreck Drive. The existing boundary treatment comprises a dwarf wall and privet hedgerow to Warbreck Drive. The hedge has been replaced with fencing along the Shaftesbury Avenue boundary. It is in a densely developed residential area, laid out in a regular pattern with groupings of properties of similar ages and styles. Properties are set back from the street with predominantly open front gardens behind low walls. Hedgerows and shrubs are a characteristic feature of front gardens and boundaries. The repeating arrangement of similar properties and boundary treatments results in a consistent and harmonious character and appearance to the area.
4. The proposed fence panels between brick pillars on top of the existing dwarf wall would be an uncharacteristic form of development in the area. It would not relate well to the frontages of nearby properties, including those on the opposing corners of the road junction which are either open or are enclosed by hedgerows. Consequently, it would be a discordant feature that would be out of keeping with the prevailing character of the area.
5. No 31 has a long frontage spanning the corners of 2 streets and it can be seen in its entirety from locations around the road junction. As a result, there would

be a cumulative visual impact of the proposal in combination with the existing boundary fence. By virtue of the prominent location, its design, height and excessive combined length, the proposal would be visually obtrusive and incongruous in the street scene. It would not make a positive contribution to local character and distinctiveness.

6. My attention has been drawn to properties elsewhere in the area where frontages have been enclosed by fencing. Full details of those schemes are not before me and I cannot therefore be certain that they benefit from planning permission or that they are otherwise comparable to the appeal scheme. In any case, they do not provide a visual context for the proposal and they are not a justification for the proposed development.
7. Therefore, the proposed development would result in harm to the character and appearance of the area. It would conflict with the development plan, including Policies LQ14 and BH3 of the Blackpool Local Plan 2001-2016 Adopted June 2006 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 Adopted January 2016. These require, among other things, that development should not be visually intrusive and it should be appropriate in the context of its surroundings and well designed to enhance the character and appearance of the area. It would also conflict with the aims of paragraph 127 of the National Planning Policy Framework, which requires development to be visually attractive, sympathetic to local character and to maintain a strong sense of place.

### **Other Matters**

8. While I acknowledge the appellant's desire to secure the front garden to reduce the risk of burglary and to provide peace of mind, the proposal would nevertheless be harmful to the character and appearance of the area. Moreover, there is little before me to demonstrate that there are no alternative proposals that could deliver substantially the same benefits without conflict with the development plan.
9. I note the suggestion that neighbouring occupiers agree that the proposal would enhance the property. However, I am not aware of any third party representations either supporting or objecting to the proposals. The support of neighbouring occupiers would not in any case outweigh the harm to the character and appearance of the area.
10. At the time of my visit, the privet hedge was not obstructing pedestrians using the footway nor was it interfering with visibility for road users. In any case, even if the hedgerow was causing a nuisance, there is nothing before me to demonstrate that it could not be appropriately managed to prevent it overhanging the footway.

### **Conclusion**

11. For the above reasons, the appeal should therefore be dismissed.

*Sarah Manchester*

INSPECTOR

<b>Report to:</b>	<b>PLANNING COMMITTEE</b>
<b>Relevant Officer:</b>	Tim Coglan, Service Manager, Public Protection
<b>Date of Meeting</b>	5 November 2019

## 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 September 2019.

### 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, 28 new cases were registered for investigation, compared to 25 received in September 2018.

#### 5.1.2 Resolved cases

In September 2019, eight cases were resolved by negotiation without recourse to formal action and three for September 2018.

#### 5.1.3 Closed cases

In total, 83 cases were closed during the month (19 in September 2018). 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

- No enforcement notices authorised in September 2019 (none in September 2018);
- No s215 notices authorised in September 2019 (none in September 2018);
- No Breach of Condition Notices authorised in September 2019 (none in September 2018);
  
- No enforcement notices served in September 2019 (one in September 2018);
- One s215 notice served in September 2019 (none in September 2018);
- No Breach of Condition notices served in September 2019 (none in September 2018);
- No Community Protection Notice served in September 2019 (none in September 2018).

#### Notices served in September 2019

Ref	Address	Case	Dates
18/8183	55 Lindale Gardens, Blackpool	Poor condition of property	Section 215 Notice issued 27/09/2019. Compliance due 01/05/2020.

Does the information submitted include any exempt information?

No

**5.2 List of Appendices:**

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

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<b>Report to:</b>	<b>PLANNING COMMITTEE</b>
<b>Relevant Officer:</b>	Susan Parker, Head of Development Management
<b>Date of Meeting:</b>	5 November 2019

## PLANNING APPLICATIONS AND APPEALS PERFORMANCE

### 1.0 Purpose of the report:

1.1 To update the Committee of the Council's performance in relation to Government targets. This report reflects performance in the second quarter of the 2019/2020 financial year.

### 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 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 This report is relevant to both Council priorities:

- Priority 1 - The economy: Maximising growth and opportunity across Blackpool
- Priority 2 – Communities: Creating stronger communities and increasing resilience

### 5.0 Background Information

5.1 The Government sets targets for both the speed and quality of planning decisions.

Speed

- Major applications – 60% to be determined within 13 weeks or an agreed Extension of Time
- Non-major applications – 70% to be determined within 8 weeks or an agreed Extension of Time

Quality

- Major applications – loss of less than 10% of appeals
- Non-major applications – loss of less than 10% of appeals

5.2 The Council's performance in relation to speed must be reported to Government on a quarterly basis.

5.3 For the quarter of July – September 2019, the Council's performance in terms of speed was as follows:

Speed

- Major applications – 100% determined within 13 weeks or an agreed Extension of Time
- Non-major applications – 93% determined within 8 weeks or an agreed Extension of Time

5.4 The Council's performance in relation to quality is monitored internally on an annual basis at the end of the financial year.

5.5 Does the information submitted include any exempt information? No

5.6 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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# Agenda Item 6

**COMMITTEE DATE:** 05/11/2019

**Application Reference:** 19/0163

**WARD:** Talbot  
**DATE REGISTERED:** 08/07/19

**APPLICATION TYPE:** Full Planning Permission  
**APPLICANT:** Thompson Management Services Ltd

**PROPOSAL:** Internal and external alterations to former post office including erection of two x 3 storey rear extensions, including one with roof terrace to Abingdon Street elevation, erection of first floor level hotel terrace within existing service yard area, installation of replacement windows, new hotel entrance and entrance to Class A3 restaurant/ cafe use to Edward Street elevation, re-cladding of roof level to Edward Street and conversion of buildings to provide 102 bed hotel with ancillary bar, leisure uses, retail uses, restaurant/ cafe within Use Classes A1, A3, D2 with associated Class B1 administrative offices, car parking for 46 vehicles, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works.

**LOCATION:** FORMER POST OFFICE ABINGDON STREET AND EDWARD STREET,  
BLACKPOOL, FY1 1DA

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**Summary of Recommendation:** Grant Permission

## **CASE OFFICER**

Mr M 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 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, regeneration and town centre uses. The proposal, if implemented would also secure the long term future of the listed buildings which have now

been vacant for several years and have suffered some recent damage including smashed windows and fire damage.

## **INTRODUCTION**

The current two applications are a revision and re-submission of the two previous planning permissions/ listed building consents reference: 16/0428 / 16/0429 and 17/0503 / 17/0504 granted by Planning Committee on 23 November 2016 and 24 November 2017 respectively. The first and initial planning permission/ listed building consent involved the erection of a first floor level "plaza" within existing service yard area and conversion of the buildings to provide leisure and retail uses, restaurants and cafes within Use Classes A1, A3, D2 and a 50 bed hotel, with associated administrative offices, car parking, landscaping, refuse storage, access, servicing, plant and demolition works. The second planning permission/ listed building consent involved the erection of a "plaza" at first floor level within existing service yard area, installation of replacement windows to Edward Street, re-modelling of the former post office counter and conversion of the buildings to provide leisure and 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.

## **SITE DESCRIPTION**

The application site is a Grade II Listed former post office fronting Abingdon Street with associated former sorting office to the rear fronting Edward Street with its central service yard area accessed from Edward Street which has been fitted with a new security roller shutter. The former post office building on Abingdon Street is within the Retail/ Cafe Zone (Policy SR6) and the sorting office building on Edward Street 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 to the Edward Street building within a roof top metal clad extension which will be re-clad and retained. The application properties are large, prominent, attractive period buildings within the Town Centre Conservation Area with a strong visual presence. The premises are identified by the Environment Agency as being in an area having a very low potential risk of flooding.

## **DETAILS OF PROPOSAL**

This application seeks planning permission with the corresponding application for listed building consent reference: 19/0164 (see Agenda Item 6) for a mixed use development and refurbishment with associated extensions involving the conversion of the Edward Street building into a 102 bedroom hotel with ancillary bar and a 610 sqm restaurant/ cafe (Class A3 use) and the conversion and extensions of the Abingdon Street building to provide 3,326 sqm of retail/ leisure floor space (Class A1/ D1 uses) with ancillary Class B1 offices. There is some flexibility between the uses at this stage given that there are no known end users. It is also proposed to provide 46 car parking spaces and to construct first floor terrace within the

central service yard to provide external space for the hotel. The existing metal roof top extension is proposed to be re-clad in red coloured metal. Two x 3 storey rear extensions are proposed to the rear of the former post office building fronting Abingdon Street, one forming an enclosed staircase and the second extension to form retail/ leisure floor space with a roof terrace. Other works included in the application(s) the replacement of the security roller shutter covering the service access from Edward Street, the replacement of windows on the Edward Street elevation and the installation of feature entrances into the hotel and restaurant also on Edward Street

The application is accompanied by a Heritage Statement, Planning Statement including a Transport Statement and Design and Access Statement and a Justification Statement.

### **MAIN PLANNING ISSUES**

The main planning issues are considered to be:

- Principle of Uses
- Design of the Extensions/ External and Internal Alterations and Impact on the Listed former Post Office building and on the wider Town Centre Conservation Area
- Access, Parking and Servicing Arrangements
- Economic and Employment Benefits
- Other Issues

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

### **CONSULTATIONS**

**County Archaeologist LCC** - Lancashire Archaeology Advisory Service commented on previous applications for this building in 2017 and as its successor we would reiterate its comments and advice.

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 & 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 we are satisfied the alterations can proceed and will bring a fine building back into productive use, this building merits a record being made in its current condition to capture its final days as part of the Post Office network and one of the large main post offices which were built with some architectural pretension to mark their importance as part of Royal Mail's network. 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 3 rather than a level 4 record is recommended.

Consequently should the Local Planning Authority be minded to grant Planning Permission and Listed Building Consent to this scheme, we would recommend that a record of the building be made prior to alteration and that such work is secured by means of the following condition:

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a 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/historical importance associated with the building.

Note: The programme of archaeological recording should comprise the creation of a record of the building to level 3 as set out in Understanding Historic Buildings (Historic England 2016). This work should be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. This is in accordance with National Planning Policy Framework paragraph 141: "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible".

**Historic England - Listed Building** - On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals.

**Built Heritage Manager** - The layout of the rear of the counter hall has changed since the last application. If new external staircases are proposed, meaning that the three windows are no longer proposed for opening up, then the previous justification for changing the location of the counter is no longer relevant.

The proposal to remove what appear to be original internal masonry walls on the upper floors of the front range of the Post Office is based on speculative assumptions about future use, and I would prefer more specific proposals for the use of these spaces; otherwise I would rather this was brought forward as a separate application when more information is available. Window frames to Edward Street should be anodised aluminium.

The section proposed for demolition on the southern edge of the site is on the historic footprint but it is not clear if this is an original or a later build. It should be recorded before demolition if permission is granted. The roller shutter on Edward Street should be replaced with gates to the car park to complement the design of the railings. Information required about how the two windows on each floor on Edward Street will be obscured to hide room

partitions. Rainwater goods should be aluminium as a minimum (cast iron at the front); timber eaves etc. Condition required relating to details of floor and wall finishes (possibly including Edward Street hotel) and samples of stone and red roof cladding are also required.

**The applicant has now confirmed that the former post office counter will now remain in situ and the roller shutter will be replaced with something more sympathetic to the character of the building.**

**Blackpool Civic Trust** - 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.

**Police Architectural Liaison Officer** - It is beneficial to address any crime and security issues as early as possible in the design process. This allows crime prevention strategies to be more effectively integrated into the overall development. Making minor changes to the design and layout and target hardening the site can mean that the scheme is less attractive to potential intruders and have the added benefit of reducing crime and the fear of crime. When designing a commercial development it is important to consider the specific risks to the site, the building and end users in relation to past and future crime and disorder and the lucrative gain to criminals, to ensure that the business is resilient enough to withstand any attempts of criminal activity or disruption. Therefore, the above multi-use development scheme should be designed to Secured by Design (SBD) principles and security standards, as a minimum requirement.

A range of security measures should be considered and implemented by the developer and supported by the Local Authority for each element e.g. robust boundary treatments to 2 metres in height and without creating gaps underneath with matching lockable gates, removal of informal climbing aids that may lead to upper floor windows or the roof, monitored, recorded and maintained external and internal (shared public places) CCTV, site and building lighting provision to aid natural surveillance and reduce the fear of crime, monitored intruder alarms, security rated doors and windows, hotel residents/visitor access control systems, maintained landscaping, secure waste areas, secure bicycle storage, secure personal storage for staff/hotel customers, cash handling processes and safe banking, security rated safety bollards (retractable where necessary) etc.

In order to reduce the risk of vehicle related crime, Lancashire Constabulary also recommends car parks be developed to the national Safer Parking 'Park Mark' scheme. The security measures and standards recommended within the scheme can help to reduce crime, anti-social behaviour and the fear of crime, to ensure the safety of people and vehicles.

Unfortunately, there have been a large number of reported thefts and burglaries at construction sites across all areas of Lancashire. High value plant machinery, hand and power tools, lead and metal piping, insulation materials, white goods and boilers have all been targeted, with some stolen items used to commit further lucrative criminal offences. This is placing additional demand on local policing resources.

Therefore, the site must be secured throughout the construction phase with adequate security measures, including;

Robust 2.4 metre high anti-climb weld mesh perimeter fence with matching lockable gates that incorporate security rated locking devices; an intruder alarm system (monitored, with an immediate response provision) incorporated into site cabins where tools, materials or fuel could be stored; monitored and/or recorded HD digital colour CCTV system. It is vital that any onsite CCTV recording equipment is stored securely and located within an alarmed building/cabin; security lighting via low energy anti-vandal photoelectric 'dusk until dawn' fittings; accredited security patrol personnel in areas of high crime.

**Environment Agency** - 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.

**United Utilities Plc (Water)** - 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.

**Head of Highways and Traffic Management:**

1. A DDA ramp on Abingdon Street was not supported in a previous application on the basis that it would be a hazard and an obstruction to pedestrians, in an area which is busy with pedestrians. It is omitted from this scheme and options to modify the internal floor levels need to be considered. If this is not possible, a scheme to alter the footway profile and levels could be undertaken, similar to what was constructed outside Abingdon Street Market - this obviously will have to be funded by the developer. A floor level is indicated on one drawing but there is nothing relating this to the street levels.
2. Secure cycle parking is provided but there is no evidence of changing facilities or personal storage. The motorcycle and bin storage is in the same area and the bin drag to the centre of the parking area is, then, narrower and longer than necessary. A condition relating to this (requesting when, frequency etc. of collection, vehicle size) to be included with any permission granted.
3. The site will require servicing, both in terms of the hotel and retail units – a loading bay is assumed to be sought on Edward Street (an HGV is shown on A018/070/P/01 rev G), where the current parking is located. This is not ideal as it will result in the loss of key parking spaces. Will the loss of these spaces be compensated or provided elsewhere? The detail of the loading bay in terms of construction to be discussed with the Head of Highways and Traffic Management. Pedestrian movement along here is frequent and priority must be given to pedestrians across the footway.
4. What size vehicle will be required for servicing? Tracking plans to be provided detailing how the vehicles will get to site from Topping Street/Deansgate to the proposal site and the proposal site to Wood Street.
5. Access to the courtyard is shown as 3.5m wide and currently headroom is signed at 3.2m. Is it necessary for the access to have two footways or should the carriageway width be widened? Is it desirable to achieve a specific headroom slightly greater than 3.2m? Perhaps for a waste contractor. A dropped crossing would be preferable for



pedestrian traffic. Evidence of anticipated servicing methodology would assist but is rarely available in schemes of this nature at this stage.

6. A Service Management Plan to be conditioned to ensure that the site servicing is managed in the appropriate manner without causing significant harm to highway safety. Otherwise it may result in a situation where more than one vehicle turns up with nowhere for them to stop (if the loading bay is occupied) leading to conflict with other road users and enforcement issues.
7. Car Parking is shown in the rear courtyard, this existed with the previous use of the site. As more retail space is proposed, accessed from Edward Street, I advise that this is conditioned to be allocated for staff use, as indicated in the Design and Access Statement, in order to lessen the number of vehicle movements on Edward Street and within the courtyard. It may be that less space will be made available for parking, once the whole site is operational, in order to leave space for service vehicles.
8. A Travel Plan is considered necessary for this proposal.
9. A contribution to be sought for off-site highway works. (works connected for the creation of the loading bay, including modification of the traffic order must be funded by the scheme and footway re-profiling on Abingdon Street (if internal changes cannot be accommodated) is a necessity). The contribution is sought so that a scheme can be developed to enhance and improve the area and for this to tie-in with in the St. Johns scheme.
10. A Demolition and Construction Management Plan to be conditioned to ensure the work is managed and co-ordinated in the correct manner.
11. All work within the highway to be covered by a S278 agreement.

**Environmental Protection Manager (Environmental)** - 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.

**Waste - Commercial** - 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**

Press notice published: 11th July 2019

2 x site notices displayed: 11th July 2019

Neighbours notified: 8th July 2109

**32 Lennox Court, Blackpool** - Why is the Council thinking of building more and more hotels when there are plenty of hotels and guest houses in Blackpool as it is and there are not one but two empty hotels just across from Central Library? We, the residents of Blackpool, need shops and the shops that are closed on Central Drive, Talbot Road, Lytham Road need to be re-opened. Why did the Council not have the museum put in the old Post office instead of yet another new hotel? The Council should open the closed shops and not build new hotels.

## **NATIONAL PLANNING POLICY FRAMEWORK**

The revised National Planning Policy Framework (NPPF) was published in February 2019 and retains the key objective of achieving sustainable development and hence there is a presumption that planning applications proposing sustainable development will be approved. It provides advice on a range of topics and is a material planning consideration in the determination of planning applications. The parts most relevant to this application are -

- 6- building a strong, competitive economy
- 7- ensuring the vitality of town centres
- 8- promoting healthy and safe communities
- 11- making effective use of land
- 12- achieving well designated places
- 14- meeting the challenge of climate change, flooding and coastal change
- 12- conserving and enhancing the historic environment

Paragraph 124 - The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process

Paragraph 127 - Planning policies and decisions should ensure that developments:

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change

Paragraph 192 - In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

**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 was adopted by the Council on 20 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  
CS4- Retail and Other Town Centre Uses  
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  
LQ12     Security Shutters

- BH3 Residential and Visitor Amenity
- BH4 Public Health and Safety
- BH17 Restaurants, Cafes, Public Houses and Hot Food Take Aways
- AS1 General Development Requirements
- AS2 New Development With Significant Transport Implications

## **BLACKPOOL LOCAL PLAN PART 2: PROPOSED SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES**

The Blackpool Local Plan Part 2 has been subject to an informal consultation exercise and will be subject to formal consultation later this year. At this point in time limited weight can be attached to the proposed policies. The policies in Part 2 that are most relevant to this application are -

- Policy DM19- Alterations and Extensions
- Policy DM22- Shop Fronts
- Policy DM23- Security Shutters
- Policy DM26- Listed Buildings
- Policy DM27- Conservation Areas

### **ASSESSMENT**

**Principle** - The two current applications are a revision of two earlier planning permissions/ listed building consents, the first of which are about to expire and the second which are valid for approximately a further 12 months. Therefore the principle of converting, altering and re-furbishing the listed buildings into a mix use scheme with a combination of hotel/ retail/ leisure/ offices/ eating and drinking uses has already been established and continues to be considered acceptable subject to a number of conditions which are attached to this report requiring the written agreement of a number of detailed matters.

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 and have suffered some damage with windows being smashed and a fire on the upper floors. The latest and current applications represent a further opportunity to adapt the buildings to ensure their long term future and beneficial re-use adding to the town centre offer of hotel, retail, restaurant/ cafe and leisure uses with ancillary offices. It is accepted that the viability of the scheme and importance of bringing this key town centre building back into use necessitates some adaptation of the buildings but that the overall public and heritage benefits of having the building converted and re-used ensuring its long term future outweigh the changes required. The proposal constitutes sustainable development within a sustainable location and the proposal has the environmental, social and economic benefits as outlined in the National Planning Policy Framework and the application is therefore recommended for approval.

**Design of the Extensions/ External and Internal Alterations and Impact on the Listed former Post Office building and on the wider Town Centre Conservation Area** - This Grade II listed former post office building(s) comprises the 3 storey (with basement) ornate white Portland stone building fronting onto the pedestrian section of Abingdon Street with the eight listed red telephone boxes immediately outside (these are not affected by the applications). This building included the public counter area and was in use until the post office 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 have been reduced but the ornate ceiling is still largely intact. The original room proportions will be re-exposed by the removal of non-original partitions and inclusion of glass partitions being adjoining units. The applicant has now agreed, having initially requested the removal of the counter and re-assembly in a different form, that the counter will remain in situ for the purposes of this application. Any future proposed re-positioning of the counter will be considered on its merits as a separate matter although it would appear that the counter lends itself to retention and re-use as a shop counter. It is also hoped to re-expose the mosaic floor which is still understood to exist in the former counter hall.

The proposed rear extensions to the Abingdon Street building comprise a relatively small 3 storey staircase and lift shaft and would have minimal impact on the building. The second extension is also 3 storey but much larger measuring 16 metres x 33 metres and would be located within the central courtyard abutting the southern site boundary with the indoor market. This extension would double the size of the Abingdon Street building. The design of the extension is shown as of stone construction at ground level with the upper two floors being constructed of brick work with stone quoins to match the existing building. The window details will also match the existing building. Notwithstanding its size, the large rear extension is considered to be acceptable subject to the approval of materials to match the existing building. The extension will not be readily visible from outside the site being within the courtyard area. A number of ancillary non original buildings within the courtyard have been removed leaving just the two main and original buildings fronting Abingdon Street and Edward Street. This re-exposes the original service yard area leaving sufficient room for the extension and 46 car parking spaces/ servicing area.

The sorting office building is 4 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, although the railings are in a poor condition. Metal roller security shutters have been fitted to the service access from Edward Street which replaced a similar solid metal shutter from the days when the post office was last in use. Two matching entrance features to the hotel and restaurant are proposed to Edward Street either side of the service entrance and are of a suitable period design and appearance. Subject to the agreement of facing materials, the new entrances are considered an acceptable additional to the Edward Street elevation adding visual interest and a much more of an active frontage, which will benefit Edward Street and the wider Conservation Area.

The applicant has now agreed to the imposition of a condition requiring the replacement of the existing solid metal roller shutters with something more in keeping with the building and its future uses. It is anticipated that these will take the form of metal gates with a period design and appearance. The proposed material and profile specifications of the new window details for the Edward Street elevation will be dealt with as a condition of any approval. It is intended that 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. This would maintain the integrity and character of the building.

The proposed first floor terrace at the rear of the hotel will provide external amenity space for the hotel making the proposal a more attractive proposition. Being located within the service yard it would not be visible from outside the site and would not affect the integrity, character or external appearance of the buildings from either Edward Street or Abingdon Street and therefore there are no objections to this element of the proposal.

**Access, Parking and Servicing Arrangements** - the existing service yard will be retained and re-used to provide 46 car parking spaces and provide service access to the various uses of the site. However, the detailed layout and co-existence and use of the car parking spaces and the servicing of the building, and other matters such as the allocation of the parking spaces and the sizes of servicing vehicles and the times of service deliveries will need to be agreed by way of appropriate pre-commencement of use conditions on any planning permission/ listed building consent. The proposal involves a fairly intense use of the service yard, as was the case when the building was occupied by the post office, the difference being that the proposal involves the creation of several users of the building including a large hotel, a restaurant/ cafe and several large retail/ leisure uses all utilising the single access point from Edward Street. Additionally there will be cycles and motorcycle parking within the service yard and refuse storage. Hence the requirement to manage the different activities to ensure its efficient use to ensure there are no vehicle conflicts and resulting highway safety issues on Edward Street.

This town centre site is in a sustainable location and readily accessible by train, coach, tram, bus, taxi and there are also numerous public car parks within walking distance and the proposal does not therefore rely exclusively on its curtilage parking facilities .

The issues raised by the Head of Highways and Traffic Management regarding potential off site highway works regarding pedestrian access from Abingdon Street and a loading bay on Edward Street have been raised with the applicant and an update will be given prior to the meeting.

**Economy and Employment Benefits** - the application property comprises over 8,000 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** - the Police Architectural Liaison Officer comments have been passed onto the applicant for inclusion into the proposal. The service yard will be secured via the installation of new gates preventing general access to the rear of the buildings and the car parking area.

### **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, 16/0429, 17/0503 and 17/0504 which can be accessed via the link below:

<https://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 received by the Council on 14/03/19

Drawings numbered A018/070/P/20, A018/070/P/16, A018/070/P/17, A018/070/P/19, A018/070/P/11, A018/070/P/18, A018/070/P/13, A018/070/P/12, A018/070/P/15, A018/070/P/01, A018/070/P/06, A018/070/P/02, A018/070/P/07, A018/070/P/03, A018/070/P/05, A018/070/P/14, A018/070/P/09, A018/070/P/08, A018/070/P/10.

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 and Demolition 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 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, in accordance with Policies BH3, LQ9 and LQ14 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. 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.

7. 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 the mosaic floor 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. The agreed works shall be implemented prior to the ground floor of the Abingdon Street building being first used and shall be retained thereafter.

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.

8. 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..

9. Notwithstanding the submitted plans and accompanying documents details of all materials to be used on the external elevations, including the approved extensions, the new entrances, replacement windows, doors and roof top cladding, shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced. The existing roller security shutter on Edward Street shall be replaced in accordance with details to be submitted to and agreed in writing with the Local Planning Authority prior to the first commencement of use of the building(s)

Reason: 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.

10. Notwithstanding the submitted plans alterations to the railings on Edward Street 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 the appearance of the listed building and wider locality, 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.

11. Notwithstanding the submitted plans the building/use(s) hereby approved shall not be occupied/first commenced until the car parking (including the allocation of parking spaces), motorcycle and cycle parking (including changing facilities), refuse storage and servicing arrangements, including vehicle sizes and delivery times, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The layout and arrangements shall thereafter carried out in accordance with the approved details and such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing including loading and unloading shall take place from within the servicing area(s) 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.

12. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

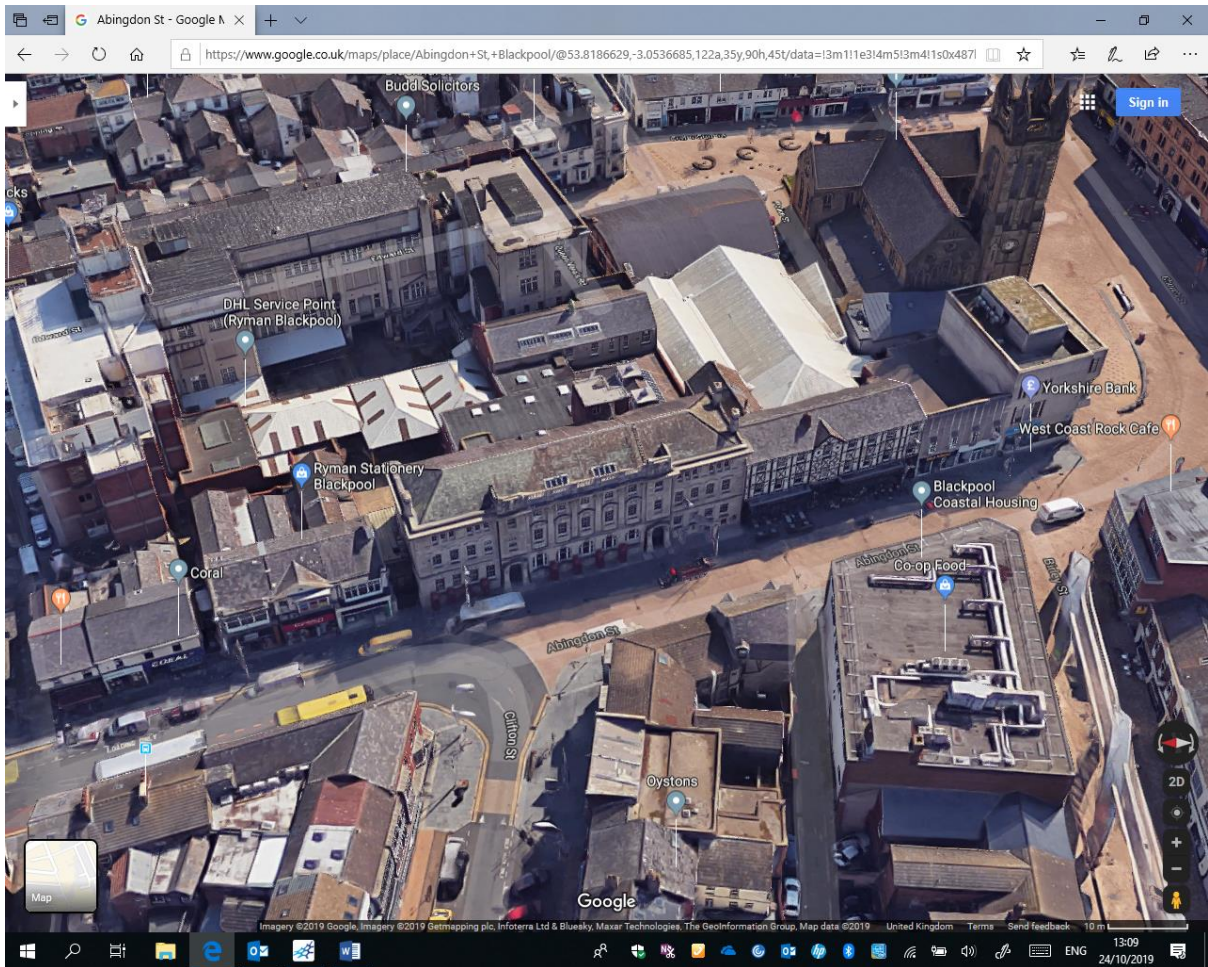
Note: The programme of archaeological recording should comprise the creation of a record of the building to level 3 as set out in Understanding Historic Buildings (Historic England 2016). This work should be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists.

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.

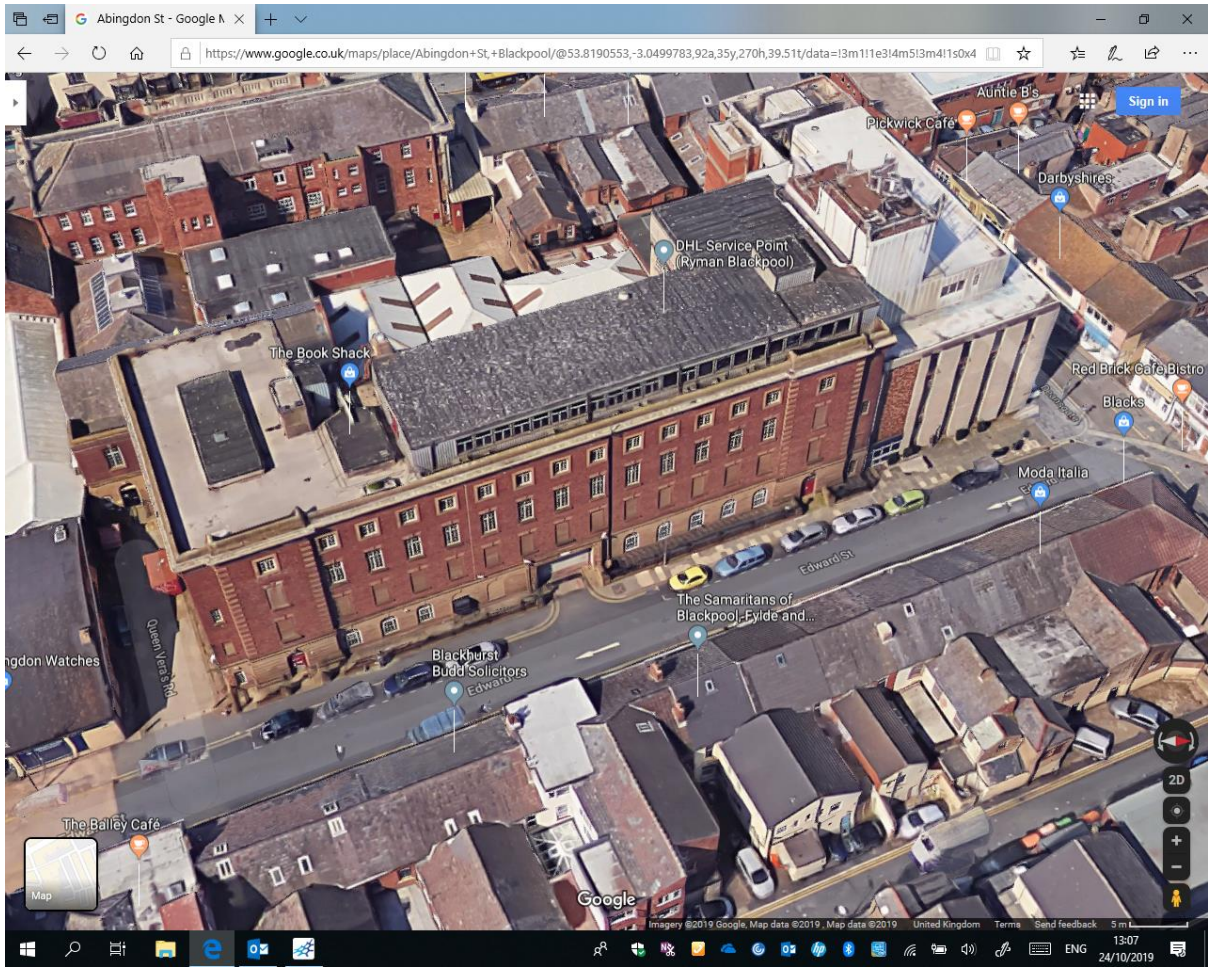
**Advice Notes to Developer**

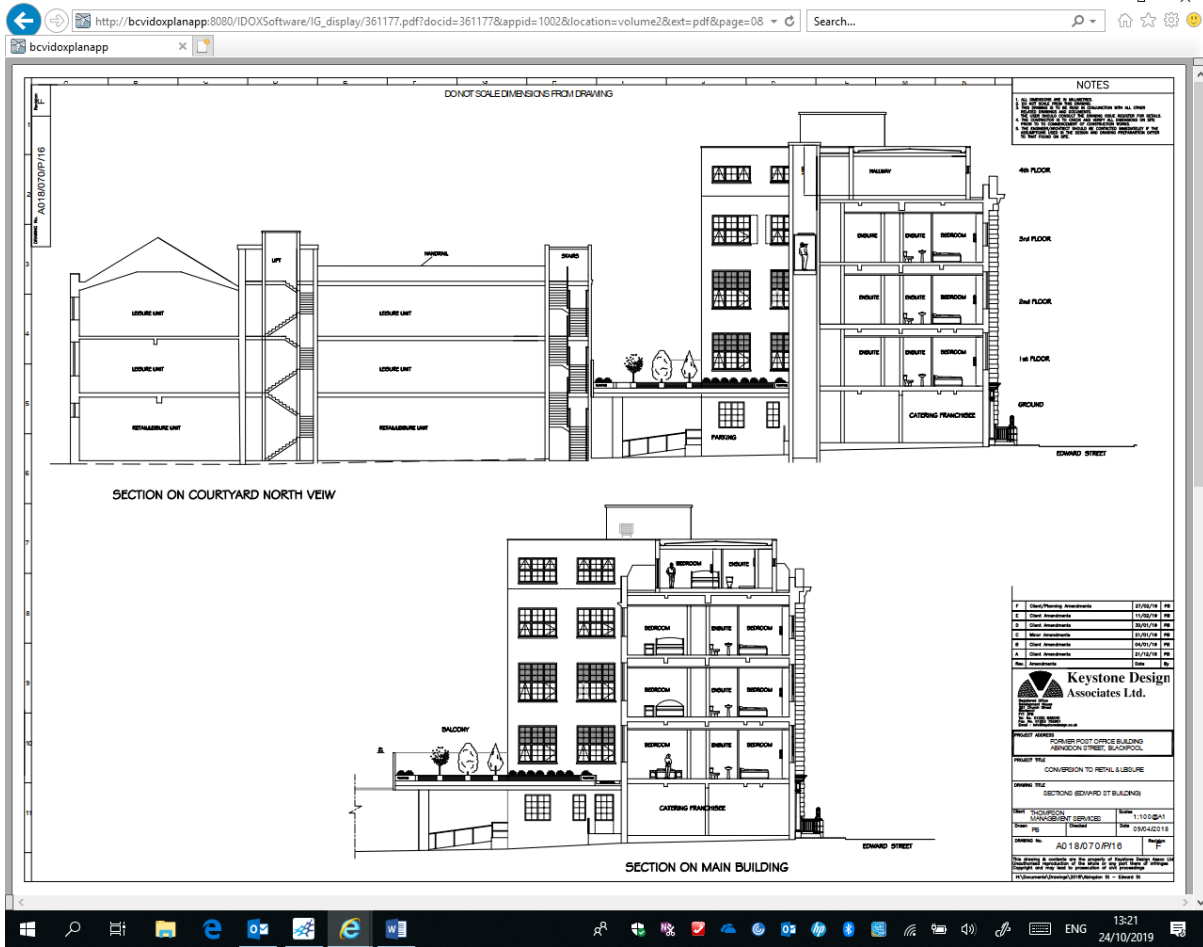
Not applicable

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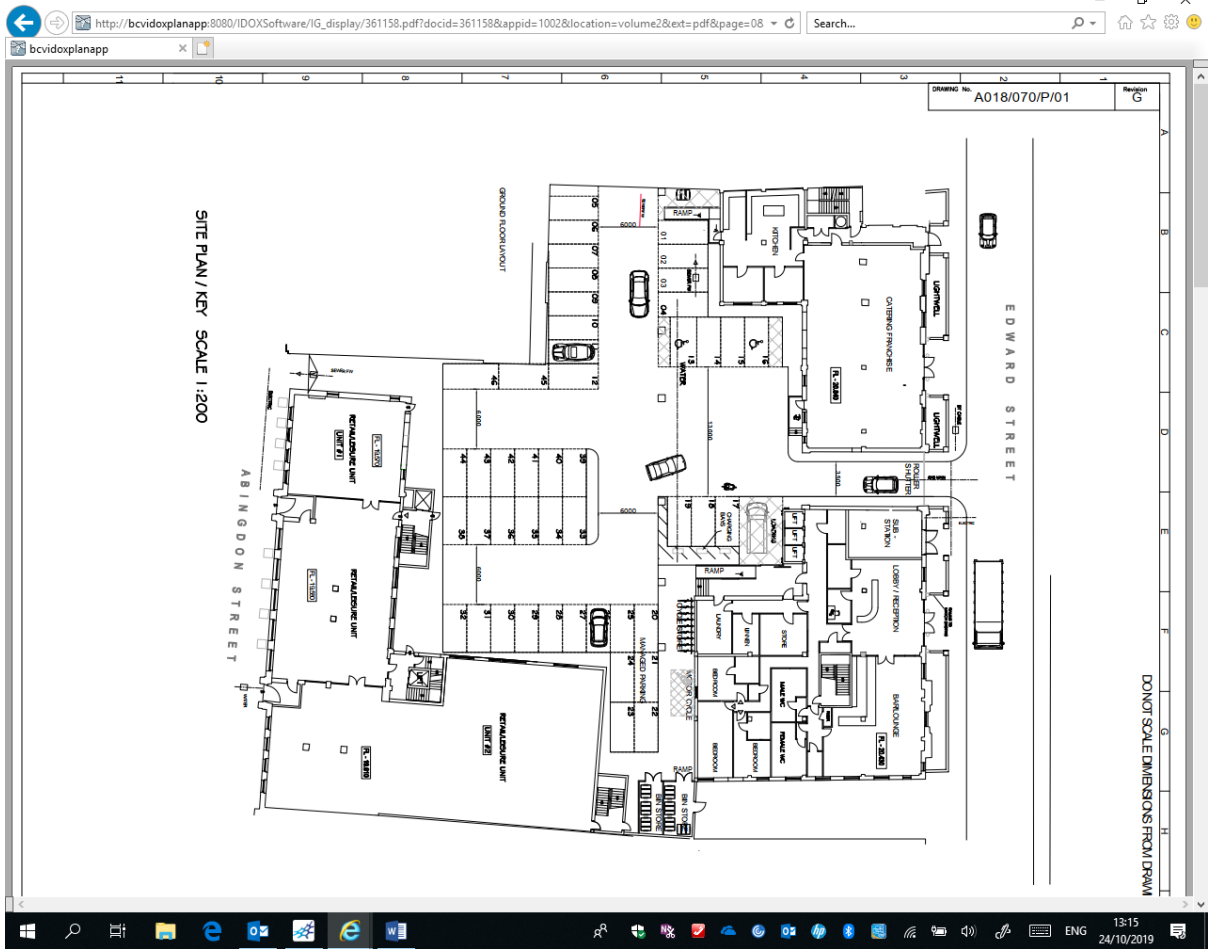


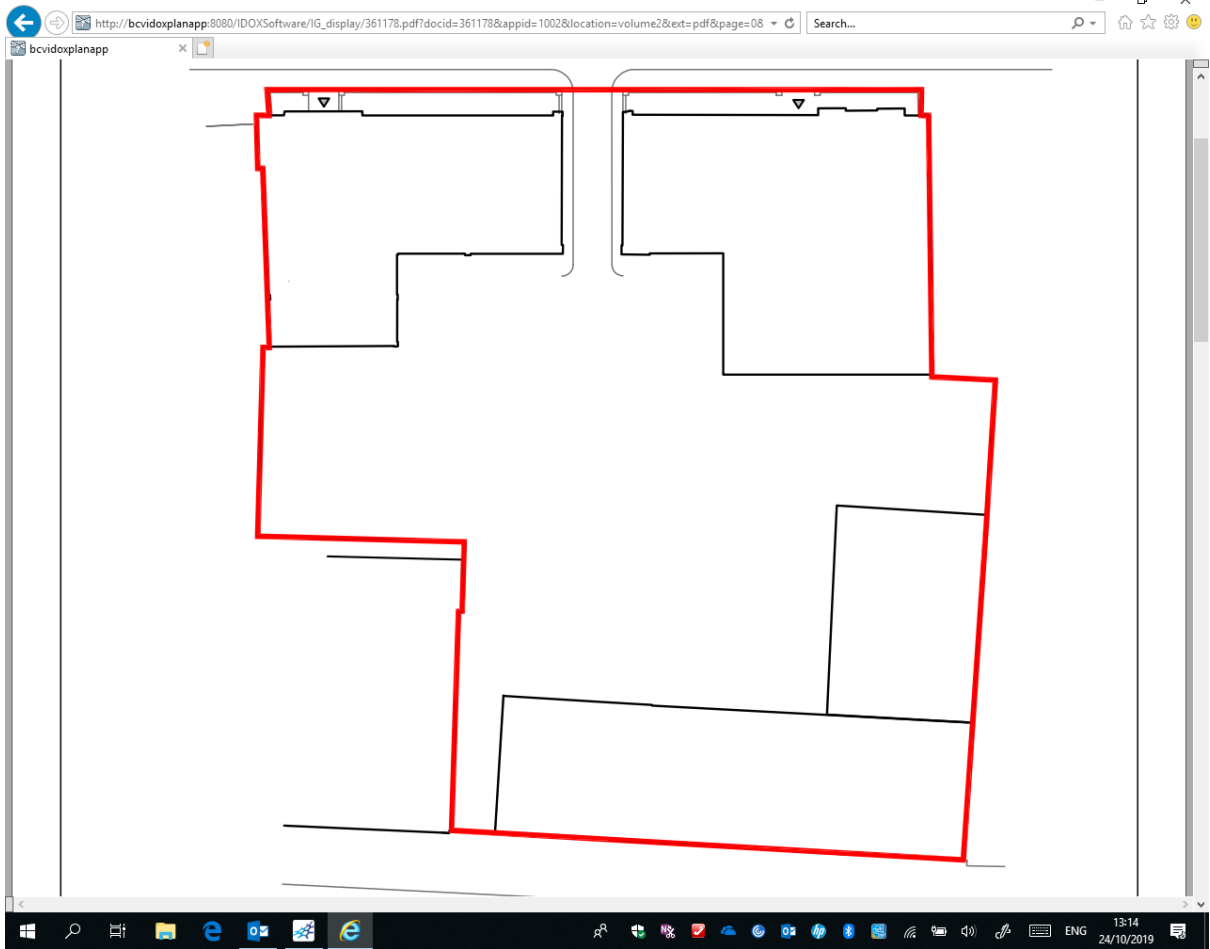












# Agenda Item 7

COMMITTEE DATE: 05/11/2019

**Application Reference:** 19/0164

WARD: Talbot  
DATE REGISTERED: 08/07/19

APPLICATION TYPE: Listed Building Consent  
APPLICANT: Thompson Management Services Ltd

**PROPOSAL:** Internal and external alterations to former post office including erection of two x 3 storey rear extensions, including one with roof terrace to Abingdon Street elevation, erection of first floor level hotel terrace within existing service yard area, installation of replacement windows, new hotel entrance and entrance to Class A3 restaurant/ cafe use to Edward Street elevation, re- cladding of roof level to Edward Street and conversion of buildings to provide 102 bed hotel with ancillary bar, leisure uses, retail uses, restaurant/ cafe within Use Classes A1, A3, D2 with associated Class B1 administrative offices, car parking for 46 vehicles, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works.

**LOCATION:** FORMER POST OFFICE ABINGDON STREET AND EDWARD STREET,  
BLACKPOOL, FY1 1DA

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**Summary of Recommendation:** Grant Permission

## CASE OFFICER

Mr M 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 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, regeneration and town centre uses. The proposal, if implemented would also secure the long term future of the listed buildings which have now

been vacant for several years and have suffered some recent damage including smashed windows and fire damage.

## **INTRODUCTION**

The current two applications are a revision and re-submission of the two previous planning permissions/ listed building consents reference: 16/0428 / 16/0429 and 17/0503 / 17/0504 granted by Planning Committee on 23 November 2016 and 24 November 2017 respectively. The first and initial planning permission/ listed building consent involved the erection of a first floor level "plaza" within existing service yard area and conversion of the buildings to provide leisure and retail uses, restaurants and cafes within Use Classes A1, A3, D2 and a 50 bed hotel, with associated administrative offices, car parking, landscaping, refuse storage, access, servicing, plant and demolition works. The second planning permission/ listed building consent involved the erection of a "plaza" at first floor level within existing service yard area, installation of replacement windows to Edward Street, re-modelling of the former post office counter and conversion of the buildings to provide leisure and 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.

## **SITE DESCRIPTION**

The application site is a Grade II Listed former post office fronting Abingdon Street with associated former sorting office to the rear fronting Edward Street with its central service yard area accessed from Edward Street which has been fitted with a new security roller shutter. The former post office building on Abingdon Street is within the Retail/ Cafe Zone (Policy SR6) and the sorting office building on Edward Street 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 to the Edward Street building within a roof top metal clad extension which will be re-clad and retained. The application properties are large, prominent, attractive period buildings within the Town Centre Conservation Area with a strong visual presence. The premises are identified by the Environment Agency as being in an area having a very low potential risk of flooding.

## **DETAILS OF PROPOSAL**

This application seeks listed building consent with the corresponding planning application reference: 19/0163 (see Agenda Item 5) for a mixed use development and refurbishment with associated extensions involving the conversion of the Edward Street building into a 102 bedroom hotel with ancillary bar and a 610 sqm restaurant/ cafe (Class A3 use) and the conversion and extensions of the Abingdon Street building to provide 3,326 sqm of retail/ leisure floor space (Class A1/ D1 uses) with ancillary Class B1 offices. There is some flexibility between the uses at this stage given that there are no known end users. It is also proposed to provide 46 car parking spaces and to construct first floor terrace within the central service

yard to provide external space for the hotel. The existing metal roof top extension is proposed to be re clad in red coloured metal. Two x 3 storey rear extensions are proposed to the rear of the former post office building fronting Abingdon Street, one forming an enclosed staircase and the second extension to form retail/ leisure floor space with a roof terrace. Other works included in the application(s) the replacement of the security roller shutter covering the service access from Edward Street, the replacement of windows on the Edward Street elevation and the installation of feature entrances into the hotel and restaurant also on Edward Street

The application is accompanied by a Heritage Statement, Planning Statement including a Transport Statement and Design and Access Statement and a Justification Statement.

### **MAIN PLANNING ISSUES**

The main planning issues are considered to be:

- Principle of Uses
- Design of the Extensions/ External and Internal Alterations and Impact on the Listed former Post Office building and on the wider Town Centre Conservation Area
- Access, Parking and Servicing Arrangements
- Economic and Employment Benefits
- Other Issues

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

### **CONSULTATIONS**

**County Archaeologist LCC** - Lancashire Archaeology Advisory Service commented on previous applications for this building in 2017 and as its successor we would reiterate its comments and advice.

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 & 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 we are satisfied the alterations can proceed and will bring a fine building back into productive use, this building merits a record being made in its current condition to capture its final days as part of the Post Office network and one of the large main post offices which were built with some architectural pretension to mark their importance as part of Royal Mail's network. 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 3 rather than a level 4 record is recommended.

Consequently should the Local Planning Authority be minded to grant Planning Permission and Listed Building Consent to this scheme, we would recommend that a record of the building be made prior to alteration and that such work is secured by means of the following condition:

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a 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/historical importance associated with the building.

Note: The programme of archaeological recording should comprise the creation of a record of the building to level 3 as set out in Understanding Historic Buildings (Historic England 2016). This work should be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. This is in accordance with National Planning Policy Framework paragraph 141: "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible".

**Historic England - Listed Building** - On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals.

**Built Heritage Manager** - The layout of the rear of the counter hall has changed since the last application. If new external staircases are proposed, meaning that the three windows are no longer proposed for opening up, then the previous justification for changing the location of the counter is no longer relevant.

The proposal to remove what appear to be original internal masonry walls on the upper floors of the front range of the Post Office is based on speculative assumptions about future use, and I would prefer more specific proposals for the use of these spaces; otherwise I would rather this was brought forward as a separate application when more information is available. Window frames to Edward Street should be anodised aluminium.

The section proposed for demolition on the southern edge of the site is on the historic footprint but it is not clear if this is an original or a later build. It should be recorded before demolition if permission is granted. The roller shutter on Edward Street should be replaced with gates to the car park to complement the design of the railings. Information required about how the two windows on each floor on Edward Street will be obscured to hide room partitions. Rainwater goods should be aluminium as a minimum (cast iron at the front);

timber eaves etc. Condition required relating to details of floor and wall finishes (possibly including Edward Street hotel) and samples of stone and red roof cladding are also required.

**The applicant has now confirmed that the former post office counter will now remain in situ and the roller shutter will be replaced with something more sympathetic to the character of the building.**

**Blackpool Civic Trust** - 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.

**Police Architectural Liaison Officer** - It is beneficial to address any crime and security issues as early as possible in the design process. This allows crime prevention strategies to be more effectively integrated into the overall development. Making minor changes to the design and layout and target hardening the site can mean that the scheme is less attractive to potential intruders and have the added benefit of reducing crime and the fear of crime. When designing a commercial development it is important to consider the specific risks to the site, the building and end users in relation to past and future crime and disorder and the lucrative gain to criminals, to ensure that the business is resilient enough to withstand any attempts of criminal activity or disruption. Therefore, the above multi-use development scheme should be designed to Secured by Design (SBD) principles and security standards, as a minimum requirement.

A range of security measures should be considered and implemented by the developer and supported by the Local Authority for each element e.g. robust boundary treatments to 2 metres in height and without creating gaps underneath with matching lockable gates, removal of informal climbing aids that may lead to upper floor windows or the roof, monitored, recorded and maintained external and internal (shared public places) CCTV, site and building lighting provision to aid natural surveillance and reduce the fear of crime, monitored intruder alarms, security rated doors and windows, hotel residents/visitor access control systems, maintained landscaping, secure waste areas, secure bicycle storage, secure personal storage for staff/hotel customers, cash handling processes and safe banking, security rated safety bollards (retractable where necessary) etc.

In order to reduce the risk of vehicle related crime, Lancashire Constabulary also recommends car parks be developed to the national Safer Parking 'Park Mark' scheme. The security measures and standards recommended within the scheme can help to reduce crime, anti-social behaviour and the fear of crime, to ensure the safety of people and vehicles.

Unfortunately, there have been a large number of reported thefts and burglaries at construction sites across all areas of Lancashire. High value plant machinery, hand and power tools, lead and metal piping, insulation materials, white goods and boilers have all been targeted, with some stolen items used to commit further lucrative criminal offences. This is placing additional demand on local policing resources.

Therefore, the site must be secured throughout the construction phase with adequate security measures, including;

Robust 2.4 metre high anti-climb weld mesh perimeter fence with matching lockable gates that incorporate security rated locking devices; an intruder alarm system (monitored, with an immediate response provision) incorporated into site cabins where tools, materials or fuel could be stored; monitored and/or recorded HD digital colour CCTV system. It is vital that any onsite CCTV recording equipment is stored securely and located within an alarmed building/cabin; security lighting via low energy anti-vandal photoelectric 'dusk until dawn' fitments; accredited security patrol personnel in areas of high crime.

**Environment Agency** - 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.

**United Utilities Plc (Water)** - 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.

**Head of Highways and Traffic Management:**

1. A DDA ramp on Abingdon Street was not supported in a previous application on the basis that it would be a hazard and an obstruction to pedestrians, in an area which is busy with pedestrians. It is omitted from this scheme and options to modify the internal floor levels need to be considered. If this is not possible, a scheme to alter the footway profile and levels could be undertaken, similar to what was constructed outside Abingdon Street Market - this obviously will have to be funded by the developer. A floor level is indicated on one drawing but there is nothing relating this to the street levels.
2. Secure cycle parking is provided but there is no evidence of changing facilities or personal storage. The motorcycle and bin storage is in the same area and the bin drag to the centre of the parking area is, then, narrower and longer than necessary. A condition relating to this (requesting when, frequency etc. of collection, vehicle size) to be included with any permission granted.
3. The site will require servicing, both in terms of the hotel and retail units – a loading bay is assumed to be sought on Edward Street (an HGV is shown on A018/070/P/01 rev G), where the current parking is located. This is not ideal as this will result in the loss of key parking spaces. Will the loss of these spaces be compensated or provided elsewhere? The detail of the loading bay in terms of construction to be discussed with the Head of Highways and Traffic Management. Pedestrian movement along here is frequent and priority must be given to pedestrians across the footway.
4. What size vehicle will be required for servicing? Tracking plans to be provided detailing how the vehicles will get to site from Topping Street/Deansgate to the proposal site and the proposal site to Wood Street.
5. Access to the courtyard is shown as 3.5m wide and currently headroom is signed at 3.2m. Is it necessary for the access to have two footways or should the carriageway width be widened? Is it desirable to achieve a specific headroom slightly greater than 3.2m? Perhaps for a waste contractor. A dropped crossing would be preferable for



pedestrian traffic. Evidence of anticipated servicing methodology would assist but is rarely available in schemes of this nature at this stage.

6. A Service Management Plan to be conditioned to ensure that the site servicing is managed in the appropriate manner without causing significant harm to highway safety. Otherwise we may end up with a situation where more than one vehicles turn up, no-where for them to stop (if the loading bay is occupied) leading to conflict with other road users and enforcement issues.
7. Car Parking is shown in the rear courtyard, this existed with the previous use of the site. As more retail space is proposed, accessed from Edward Street, I advise that this is conditioned to be allocated for staff use, as indicated in the Design and Access Statement, in order to lessen the number of vehicle movements on Edward Street and within the courtyard. It may be that less space will be made available for parking, once the whole site is operational, in order to leave space for service vehicles.
8. A Travel Plan is considered necessary for this proposal.
9. A contribution to be sought for off-site highway works. (works connected for the creation of the loading bay, including modification of the traffic order must be funded by the scheme and footway re-profiling on Abingdon Street (if internal changes cannot be accommodated) is a necessity). The contribution is sought so that a scheme can be developed to enhance and improve the area and for this to tie-in with in the St. Johns scheme.
10. A Demolition and Construction Management Plan to be conditioned to ensure the work is managed and co-ordinated in the correct manner.
11. All work within the highway to be covered by a S278 agreement.

**Environmental Protection Manager (Environmental)** - 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.

**Waste - Commercial** - 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**

Press notice published: 11th July 2019

2 x site notices displayed: 11th July 2019

Neighbours notified: 8th July 2019

**32 Lennox Court, Blackpool** - Why is the Council only thinking of building more and more hotels when there are plenty of hotels and guest houses in Blackpool as it is and there are not one but two empty hotels just across from Central Library? We, the residents of Blackpool, need shops and the shops that are closed on Central Drive, Talbot Road, Lytham Road need to be re-opened. Why did the Council not have the museum put in the old Post office instead of yet another new hotel? The Council should open the closed shops and not build new hotels.

## **NATIONAL PLANNING POLICY FRAMEWORK**

The revised National Planning Policy Framework (NPPF) was published in February 2019 and retains the key objective of achieving sustainable development and hence there is a presumption that planning applications proposing sustainable development will be approved. It provides advice on a range of topics and is a material planning consideration in the determination of planning applications. The parts most relevant to this application are -

- 6 - building a strong, competitive economy
- 7 - ensuring the vitality of town centres
- 8 - promoting healthy and safe communities
- 11 - making effective use of land
- 12 - achieving well designated places
- 14 - meeting the challenge of climate change, flooding and coastal change
- 12 - conserving and enhancing the historic environment

Paragraph 124 - The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 127 - Planning policies and decisions should ensure that developments:

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Paragraph 192 - In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

**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 was adopted by the Council on 20 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  
CS4- Retail and Other Town Centre Uses  
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  
LQ12     Security Shutters

- BH3 Residential and Visitor Amenity
- BH4 Public Health and Safety
- BH17 Restaurants, Cafes, Public Houses and Hot Food Take Aways
- AS1 General Development Requirements
- AS2 New Development With Significant Transport Implications

## **BLACKPOOL LOCAL PLAN PART 2: PROPOSED SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES**

The Blackpool Local Plan Part 2 has been subject to an informal consultation exercise and will be subject to formal consultation later this year. At this point in time limited weight can be attached to the proposed policies. The policies in Part 2 that are most relevant to this application are -

- Policy DM19- Alterations and Extensions
- Policy DM22- Shop Fronts
- Policy DM23- Security Shutters
- Policy DM26- Listed Buildings
- Policy DM27- Conservation Areas

### **ASSESSMENT**

**Principle** - The two current applications are a revision of two earlier planning permissions/ listed building consents, the first of which are about to expire and the second which are valid for approximately a further 12 months. Therefore the principle of converting, altering and re-furbishing the listed buildings into a mix use scheme with a combination of hotel/ retail/ leisure/ offices/ eating and drinking uses has already been established and continues to be considered acceptable, subject to a number of conditions which are attached to this report requiring the written agreement of a number of detailed matters.

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 and have suffered some damage with windows being smashed and a fire on the upper floors. The latest and current applications represent a further opportunity to adapt the buildings to ensure their long term future and beneficial re-use adding to the town centre offer of hotel, retail, restaurant/ cafe and leisure uses with ancillary offices. It is accepted that the viability of the scheme and importance of bringing this key town centre building back into use necessitates some adaptation of the buildings but that the overall public and heritage benefits of having the building converted and re-used ensuring its long term future outweigh the changes required. The proposal constitutes sustainable development within a sustainable location and the proposal has the environmental, social and economic benefits as outlined in the National Planning Policy Framework and the application is therefore recommended for approval.

**Design of the Extensions/ External and Internal Alterations and Impact on the Listed former Post Office building and on the wider Town Centre Conservation Area** - This Grade II listed former post office building(s) comprises the 3 storey (with basement) ornate white Portland stone building fronting onto the pedestrian section of Abingdon Street with the eight listed red telephone boxes immediately outside (these are not affected by the applications). This building included the public counter area and was in use until the post office 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 have been reduced but the ornate ceiling is still largely intact. The original room proportions will be re-exposed by the removal of non-original partitions and inclusion of glass partitions being adjoining units. The applicant has now agreed, having initially requested the removal of the counter and re-assembly in a different form, that the counter will remain in situ for the purposes of this application. Any future proposed re-positioning of the counter will be considered on its merits as a separate matter although it would appear that the counter lends itself to retention and re-use as a shop counter. It is also hoped to re-expose the mosaic floor which is still understood to exist in the former counter hall.

The proposed rear extensions to the Abingdon Street building comprise a relatively small 3 storey staircase and lift shaft and would have minimal impact on the building. The second extension is also 3 storey but much larger measuring 16 metres x 33 metres and would be located within the central courtyard abutting the southern site boundary with the indoor market. This extension would double the size of the Abingdon Street building. The design of the extension is shown as of stone construction at ground level with the upper two floors being constructed of brick work with stone quoins to match the existing building. The window details will also match the existing building. Notwithstanding its size the large rear extension is considered to be acceptable subject to the approval of materials to match the existing building. The extension will not be readily visible from outside the site being within the courtyard area. A number of ancillary non original buildings within the courtyard have been removed leaving just the two main and original buildings fronting Abingdon Street and Edward Street. This re-exposes of the original service yard area leaving sufficient room for the extension and 46 car parking spaces/ servicing area.

The sorting office building is 4 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 although the railings are in a poor condition. Metal roller security shutters have been fitted to the service access from Edward Street which replaced a similar solid metal shutter from the days when the post office was last in use. Two matching entrance features to the hotel and restaurant are proposed to Edward Street either side of the service entrance and are of a suitable period design and appearance. Subject to the agreement of facing materials the new entrances are considered an acceptable additional to the Edward Street elevation adding visual interest and a much more of an active frontage which will benefit Edward Street and the wider Conservation Area.

The applicant has now agreed to the imposition of a condition requiring the replacement of the existing solid metal roller shutters with something more in keeping with the building and its future uses. It is anticipated that these will take the form of metal gates with a period design and appearance. The proposed material and profile specifications of the new window details for the Edward Street elevation will be dealt with as a condition on any approval. It is intended that 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. This would maintain the integrity and character of the building.

The proposed first floor terrace at the rear of the hotel will provide external amenity space for the hotel making the proposal a more attractive proposition. Being located within the service yard it would not be visible from outside the site and would not affect the integrity, character or external appearance of the buildings from either Edward Street or Abingdon Street and therefore there are no objections to this element of the proposal.

**Access, Parking and Servicing Arrangements** - the existing service yard will be retained and re-used to provide 46 car parking spaces to provide service access to the various uses of the site. However, the detailed layout and co-existence and use of the car parking spaces and the servicing of the building, and other matters such as the allocation of the parking spaces and the sizes of servicing vehicles and the times of service deliveries will need to be agreed by way of appropriate pre-commencement of use conditions on any planning permission/ listed building consent. The proposal involves a fairly intense use of the service yard, as was the case when the building was occupied by the post office, the difference being is that the proposal involves the creation of several users of the building including a large hotel, a restaurant/ cafe and several large retail/ leisure uses all utilising the single access point from Edward Street. Additionally there will be cycles and motorcycle parking within the service yard and refuse storage. Hence the requirement to manage the different activities to ensure its efficient use to ensure there are no vehicle conflicts and resulting highway safety issues on Edward Street.

This town centre site is in a sustainable location and readily accessible by train, coach, tram, bus, taxi and there are also numerous public car parks within walking distance and the proposal does not therefore rely exclusively on its curtilage parking facilities.

The issues raised by the Head of Highways and Traffic Management regarding potential off site highway works regarding pedestrian access from Abingdon Street and a loading bay on Edward Street have been raised with the applicant and an update will be given prior to the meeting

**Economy and Employment Benefits** - the application property comprises over 8,000 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** - the Police Architectural Liaison Officer comments have been passed onto the applicant for inclusion into the proposal. The service yard will be secured via the installation of new gates preventing general access to the rear of the buildings and the car parking area.

### **CONCLUSION**

With appropriate conditions as set out as part of the report the proposal is considered to be in accordance with local and national policy and advice as set out above in the policy section of this report and the application 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, 16/0429, 17/0503 and 17/0504 which can be accessed via the link below:

<https://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 18 of the Planning (Listed Buildings and Conservation Areas) 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 received by the Council on 14/03/19

Drawings numbered A018/070/P/20, A018/070/P/16, A018/070/P/17, A018/070/P/19, A018/070/P/11, A018/070/P/18, A018/070/P/13, A018/070/P/12, A018/070/P/15, A018/070/P/01, A018/070/P/06, A018/070/P/02, A018/070/P/07, A018/070/P/03, A018/070/P/05, A018/070/P/14, A018/070/P/09, A018/070/P/08, A018/070/P/10.

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 and Demolition 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 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, in accordance with Policies BH3, LQ9 and LQ14 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. 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.

7. 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 the mosaic floor 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. The agreed works shall be implemented prior to the ground floor of the Abingdon Street building being first used and shall be retained thereafter.

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.

8. 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.

9. Notwithstanding the submitted plans and accompanying documents details of all materials to be used on the external elevations, including the approved extensions, the new entrances, replacement windows, doors and roof top cladding, shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced. The existing roller security shutter on Edward Street shall be replaced in accordance with details to be submitted to and agreed in writing with the Local Planning Authority prior to the first commencement of use of the building(s).

Reason: 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.

10. Notwithstanding the submitted plans alterations to the railings on Edward Street 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 the appearance of the listed building and wider locality, 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.

11. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Note: The programme of archaeological recording should comprise the creation of a record of the building to level 3 as set out in Understanding Historic Buildings (Historic England 2016). This work should be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists.

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.

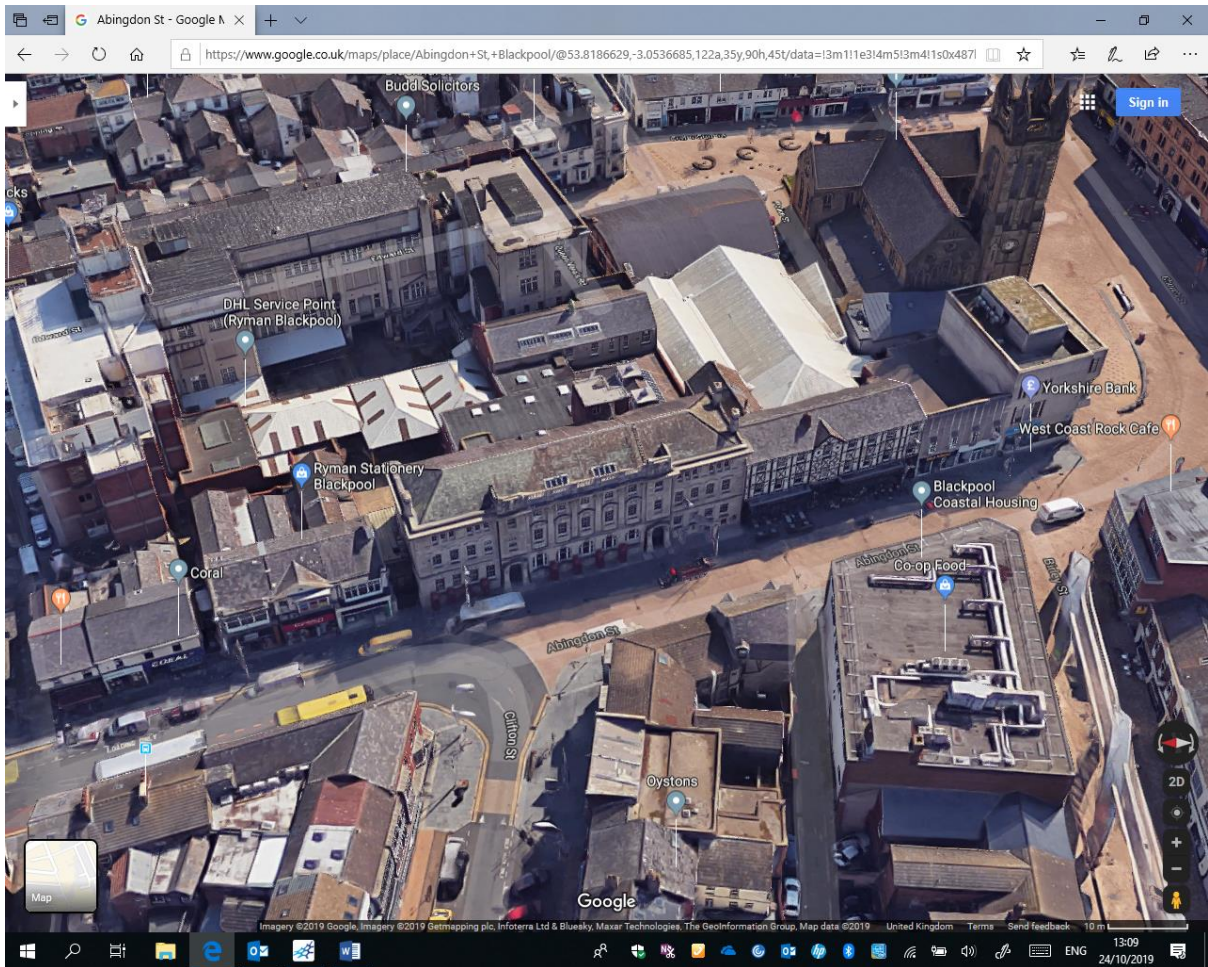
12. Notwithstanding the submitted plans the building/use(s) hereby approved shall not be occupied/first commenced until the car parking (including the allocation of parking spaces), motorcycle and cycle parking (including changing facilities), refuse storage and servicing arrangements, including vehicle sizes and delivery times, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The layout and arrangements shall thereafter carried out in accordance with the approved details and such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing including loading and unloading shall take place from within the servicing area(s) 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.

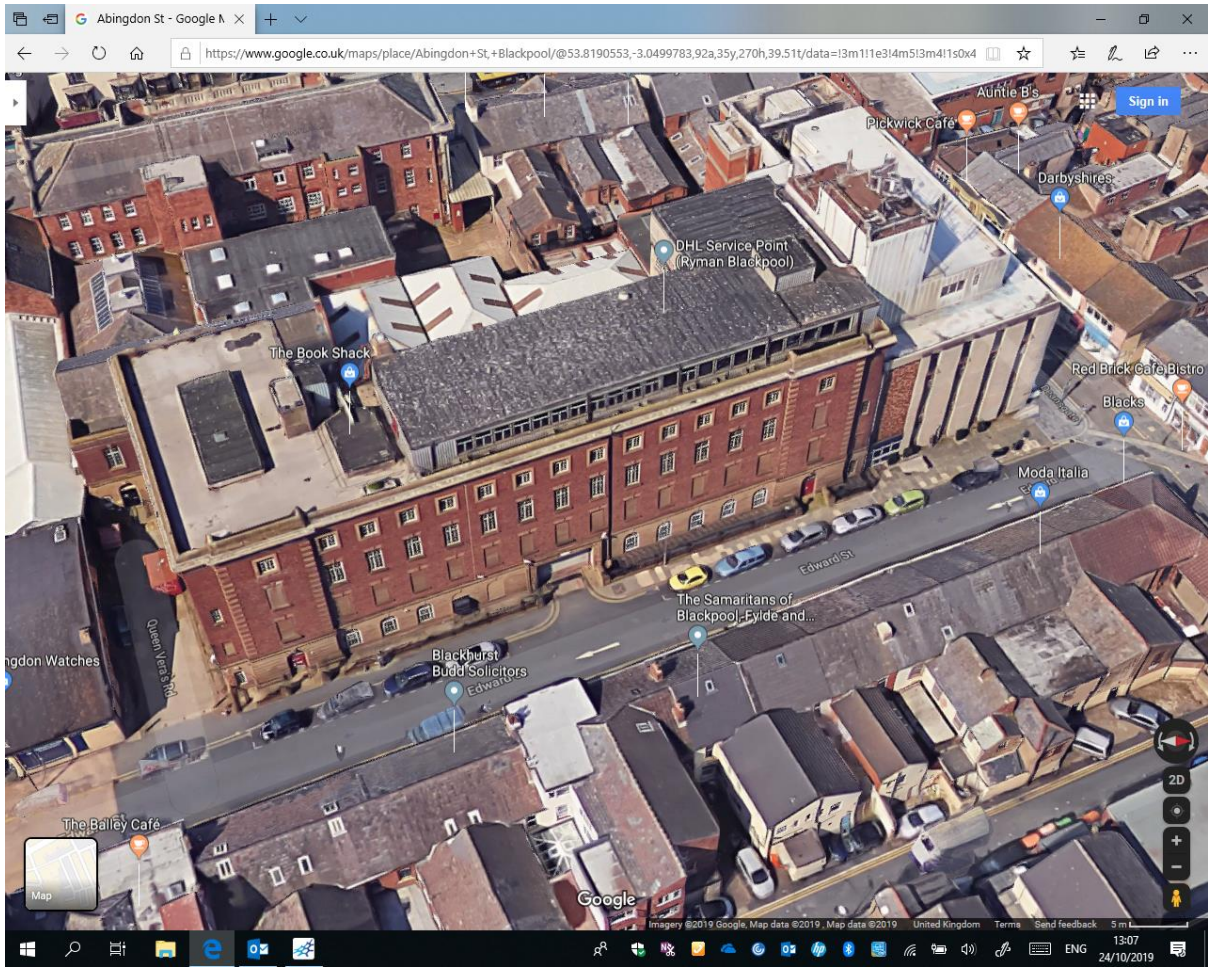
**Advice Notes to Developer**

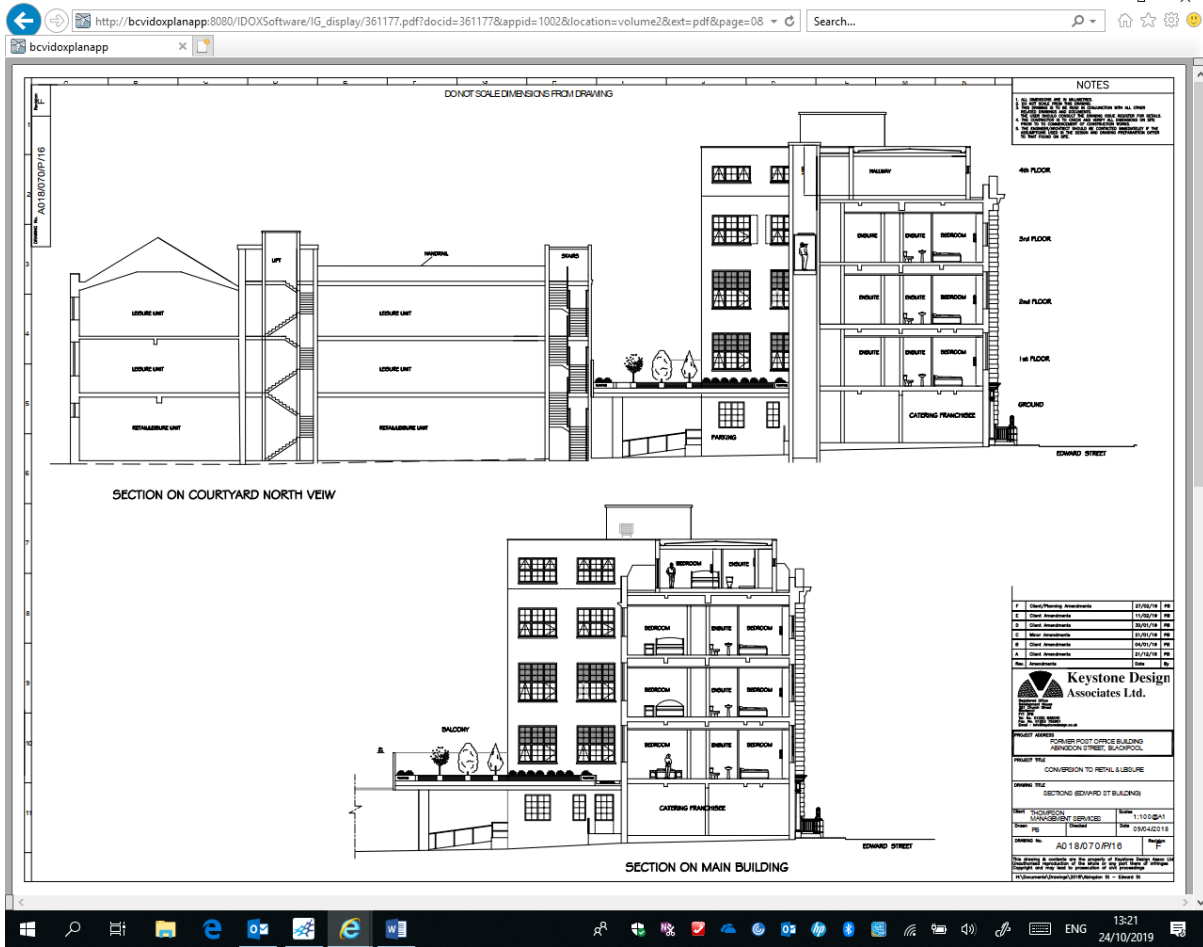
Not applicable

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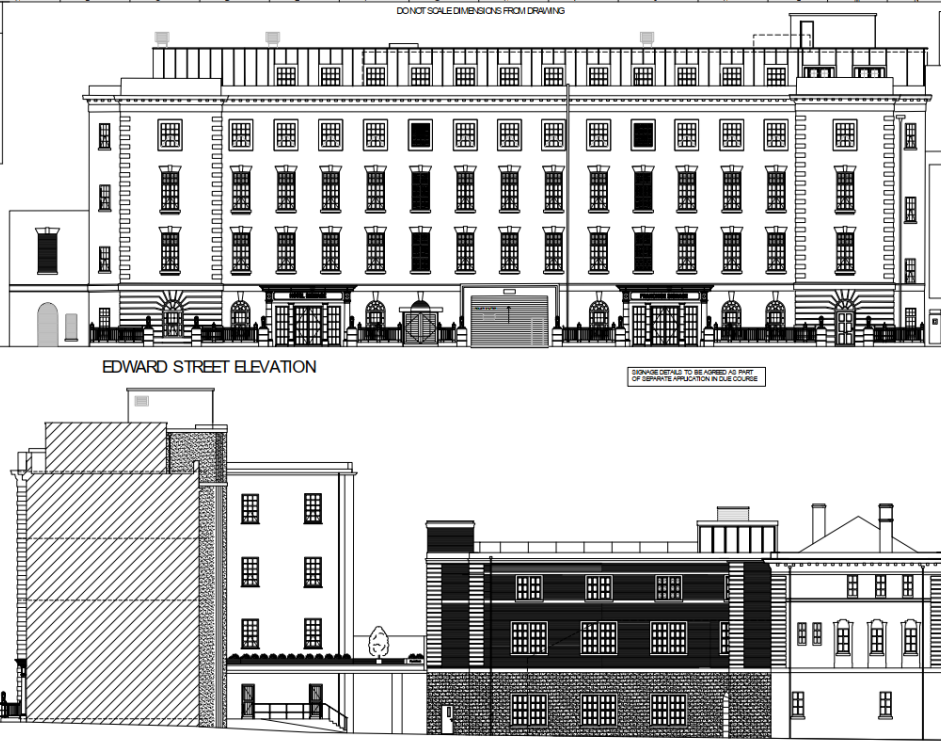




http://bcvidoxplanapp:8080/IDOXSoftware/IG\_display/361173.pdf?docid=361173&appid=1002&location=volume2&ext=pdf&page=08

bcvidoxplanapp

DO NOT SCALE DIMENSIONS FROM DRAWING



EDWARD STREET ELEVATION

SIDE ELEVATION ON COURTYARD SOUTH V

NOTES

REAR EXTENSION MATERIAL SPECIFICATION  
ALL SUPPLIERS TO BE CONFIRMED

ROOF CLADDING  
GREY PEPERNO CLADDING  
FOURTH FLOOR WALL CLADDING  
GREY PEPERNO CLADDING

EXTERNAL WALLS  
BLOCK BRICKWORK TO MATCH EXISTING  
STONE FROM ALBERTVILLE FINISHE  
TO MATCH BRICKWORK TO MATCH EXISTING

WINDOWS GLAZING  
DOUBLE GLAZED GREY POWDER COATED  
ALUMINUM FRAMES

DOORS  
TO BE POWDER COATED GREY POWDER COATED  
ALUMINUM  
GLASS TO BE CLEAR

FRONT BRICKWORK TO BE BLACK LUMIC  
FRONT WINDOW GLAZING TO BE BLACK LUMIC

HOTEL MATERIAL SPECIFICATION  
ALL SUPPLIERS TO BE CONFIRMED

CLADDING TO ROCK OVERBAND  
GREY POWDER COATED BRICKWORK CLADDING

EXTERNAL WALLS  
BLOCK BRICKWORK TO MATCH EXISTING  
EXTERNAL WALLS PER  
WHITE WYTHE

WINDOWS FRAMES  
EXISTING AND NEW WINDOWS FINISHES APPROXIMATELY  
NEW COLOURS GLAZING TO MATCH PATTERNS  
OF ORIGINAL WINDOWS IN ALBERTVILLE FINISHES  
WINDOWS TO HAVE SUBCONTRACTOR'S CHOICE  
FRAMES WITH ANGED ALUMINUM FRAMES

WINDOWS GLAZING  
DOUBLE GLAZED GREY POWDER COATED  
ALUMINUM FRAMES

DOORS (ENTRANCES)  
TO BE GREY POWDER COATED ALUMINUM FINISHE  
DRINK GLAZES TO BE CLEAR

DOORS  
TO BE POWDER COATED GREY POWDER COATED  
ALUMINUM  
GLASS TO BE CLEAR

FRONT BRICKWORK TO BE BLACK LUMIC  
FRONT WINDOW GLAZING TO BE BLACK LUMIC

D	Client Amendments	14/03/19	18
F	Client/Party Amendments	27/02/19	18
E	Client Amendments	26/02/19	18
S	Client Amendments	15/02/19	18
C	Client Amendments	26/02/19	18
A	Client Amendments	21/02/19	18
A	Client Amendments	27/12/18	18
A	Client Amendments	14/02/18	18

Keystone Design Associates Ltd.

PROJECT ADDRESS  
1000 WEST FRONT OFFICE BUILDING  
ARMISTON STREET, EDMONTON, ALBERTA, CANADA T6C 0A1

PROJECT TITLE  
CONVERSION TO RETAIL & RESURF

CLIENT TITLE  
ELEVATIONS

DATE  
11/03/2019

SCALE  
1:100 @ A1

DATE  
09/04/2018

CLIENT NO.  
AD 18.07.01P11

13:19  
24/10/2019



