

Application Number: 15/0362 Erection of three storey building comprising 15 x two bedroom self-contained permanent flats with vehicle access to rear from Gynn Avenue and associated car parking facilities for 13 vehicles, and refuse store to rear.

Decision: Grant Permission

Conditions:

- 1 Approval of the following details (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority:

- Landscaping

ii. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason i and ii: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended).

Details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

- 2 Details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1, LQ4, BH3 of the Blackpool Local Plan 2001-2016 and because such details are not included in the application.

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

b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within five years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning

Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and because such details are not included in the application.

- 4 Details of the appearance of the bin and cycle storage areas indicated on the approved plan(s) shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

Reason: In the interests of the appearance of the site and locality, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and because such details are not included in the application.

- 5 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routeing 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 because such details are not included in the application.

- 6 Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plan shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016.

- 8 No flat shall be occupied until all of the external alterations and the internal layouts and arrangements have been provided in accordance with the plans hereby approved. The layout of the accommodation and arrangements hereby approved shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the accommodation accords with the Council's approved Supplementary Planning Document, to safeguard the living conditions of the occupiers of the flats and to improve the external appearance of the property in accordance with Policies LQ1, BH3 and HN5 of the Blackpool Local Plan 2001-2016.

- 9 The development authorised by this permission shall not begin until the Local Planning Authority has approved a scheme to secure the provision of or improvements to off site open space together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development" (SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development" (SPG11).

NOTE – The development is of a scale to warrant a contribution of £10,320 towards the provision of or improvement to off site open space and management of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG 11. The Applicant(s) should contact the Council to arrange payment of the contribution.

- 10 The demolition of the existing building shall not take place until the recommendations contained in the submitted Ribble Ecology Report dated September 2014 and submitted with application 14/0846 have been discharged and written confirmation has been provided to the Local Planning Authority.

Reason- To ensure that the site has been fully investigated with regards to potentially being occupied by roosting bats and any required remediation measures are carried out in accordance with Policies LQ1 and NE6 of the Blackpool Local Plan 2001-2016.

- 11 No demolition of the existing buildings shall take place on the site until the applicant or their agent, has secured the implementation of a programme of building recording analysis. This must be carried out prior to any demolition, 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 historical

importance associated with the site, in accordance with Policy LQ2 of the Blackpool Local Plan 2001-2016.

Application Number: 15/0583 Retention of a temporary amenity building for a period of two years at land adjacent to 39 School Road.

Decision: Grant Permission

Conditions:

- 1 The cabin shown on drawing no.s PC1 Rev A and 07.0800BJ shall be removed from the site after 18 months from 3 November 2015.

Reason: The cabin is not considered acceptable as a long term amenity building on the site in accordance with Policies LQ1, LQ2, LQ4, HN9 and NE2 of the Blackpool Local Plan 2001-2016.

- 2 Within one month of the date of this permission the cabin shall be painted with another coat of matt dark brown paint.

Reason: To improve the weathered appearance of the cabin in accordance with Policies LQ1, LQ2, LQ4, HN9 and NE2 of the Blackpool Local Plan 2001-2016.

- 3 The cabin shall only be used for the purposes shown on drawing no.s PC1 Rev A and for no other purpose and shall not be used as a self-contained unit of residential accommodation.

Reason: Permission has been granted for one static caravan and two touring caravans on the site with ancillary facilities. The cabin would temporarily provide those ancillary facilities. Any increase in occupancy on the site would require further consideration by the Local Planning Authority in accordance with Policy NE2 of the Blackpool Local Plan 2001-2016.

- 4 There shall be no external alterations or additions to the cabin without the prior permission of the Local Planning Authority.

Reason: To ensure that the Local Planning Authority has control over the appearance of the cabin in accordance with Policy NE2 of the Blackpool Local Plan 2001-2016.

- 5 Within one month of the date of this permission the water butt shown on drawing no.s PC1 Rev A shall be provided and connected to collect surface water run off from the roof of the cabin.

Reason: To collect surface water run off from the roof of the cabin in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.