

Application Number: 15/0223 – Fylde Coast Ice Arena

- Variation of condition 01 attached to planning permission 12/0485 to allow a longer period of time (12 months from the date of this application) for the marking out of the car, motorcycle, coach and cycle parking;
- variation of condition 04 to allow the ice rink to open between the hours of 06.00 to 00.00 seven days a week;
- variation of condition 08 to allow a longer period of time (12 months from the date of this application) for the submission and implementation of a scheme for the external treatment of the exposed sections of the building;
- removal of condition 07 to remove the requirement for a surface water drainage scheme.

Decision: Grant Permission

Conditions:

1. On or before 15 June 2016 the car parking (including mobility parking), motorcycle parking, cycle parking, coach parking and drop off/pick up provision shown on the approved plans on planning permission 12/0485 shall be marked out and provided and shall thereafter be retained. If the parking is not provided by this date the use shall cease until such a time as the parking and drop off/pick up is provided.

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.

2. Within three months of the date of this approval a travel plan shall be submitted to and approved in writing by the Local Planning Authority. Such travel plan 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. If the Travel Plan is not submitted within three months of the date of this approval the use shall cease until such a time as the Travel Plan is provided and approved.

Reason: The Approved Travel Plan 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.

3. The premises shall be used as an ice rink with ancillary facilities only and for no other purpose (including any other purpose within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) (as amended).

Reason: To enable the Local Planning Authority to maintain control over other D2 uses, to enable an assessment of the car parking requirements of other D2 uses and to ensure the use(s) do not detract from the resort core/ town centre in accordance with Policies RR1 and BH12 of the Blackpool Local Plan 2001-2016.

4. For a period of three years from the date of this permission the application premises is permitted to open to members of the public between the hours of 6am to midnight. Following the expiration of three years, unless otherwise agreed in writing with the Local Planning Authority, the premises shall only be open to members of the public between the hours of 10am to 10pm on Mondays to Fridays and between the hours of 9am to 10pm on Saturdays, Sundays and Bank Holidays.

Reason: To enable to the Local Planning Authority to re-assess the situation at a later date due to the uncertainty over the future of land immediately to the west of the application premises and to safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016.

5. The floorspace devoted to cafe (Class A3) shall be as shown on approved plan and at all times shall be ancillary to the main use of the building as an ice rink.

Reason; The cafe use is shown as ancillary to the main use of the building and any increase in floor area of these uses would be contrary to Policies BH12, BH16 and BH17 of the Blackpool Local Plan 2001-2016.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) the café shown on the plan shall not be used for a Class A1 or A2 use without the prior written permission of the Local Planning Authority.

Reason: The establishment of an out of centre retail/office use in this location could affect the vitality and viability of the Town Centre and other centres and would be contrary to Policies BH12 and BH16 of the Blackpool Local Plan 2001-2016.

7. By 15 September 2016, unless otherwise agreed in writing with the Local Planning Authority, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details within three months of the date of their approval and retained thereafter. If the surface water drainage scheme is not provided within three months of the date of their approval the use shall cease until such a time as the surface water drainage scheme is provided in accordance with approved plans.

Reason: To prevent the increased risk of flooding, both on and off site in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

8. On or before 15 June 2016 a scheme for the external treatment for the exposed sections of the buildings which are the subject of the approved use(s) shall be submitted to and approved in writing and shall subsequently be implemented in accordance with the approval details. If the external treatment scheme is not provided the use shall cease until such a time as the external treatment scheme is provided and approved.

Reason: In the interests of the appearance of the locality in accordance with Policies LQ1, LQ14 and BH3 of the Blackpool Local Plan 2001-2016.

Application Number: 15/0425 Layton Medical Centre - Erection of two storey rear extension to existing medical centre with amended layout to car park and erection of two metre high palladin fencing to part of site boundaries.

Decision: Grant Permission

Conditions:

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. 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 LQ14 of the Blackpool Local Plan 2001-2016.

3. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans 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.

4. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. 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: The site is within an area where there may be important features of archaeological interests and so appropriate investigation and safeguarding is necessary in accordance with the National Planning Policy Framework.

(To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site. This recommendation is in accordance with National Planning Policy Framework, paragraph 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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.)

5. Development on the approved extension shall not be commenced occupied until a travel plan has been submitted to and approved in writing by the Local Planning Authority. Such travel plan 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 extension 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.

Application Number: 15/0457 Co-operative Sports and Social Club - Erection of a residential development comprising up to 54 dwelling houses, utilising existing access and including car parking and associated works, following demolition of existing buildings (outline proposal).

Decision: Agree in principle and delegate approval to the Head of Development Management

Conditions:

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

2. No development shall be commenced until detailed site investigation has been carried out in accordance with a written methodology, which shall first have been agreed in writing with the Local Planning Authority. If remediation methods are then considered necessary, a scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the commencement of the development. Any changes to the approved scheme shall be agreed in writing with the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016.

3. 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, including a hard standing area of 15m for wheel washing facilities.
- 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.

4. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016.

5. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016.

6. Prior to commencement of development, a scheme for the provision of open space in the form of a 100 square metres Local Area of Play (LEP), shall be agreed in writing by the Local Planning Authority. Prior to the occupation of the first house on site, the LEP shall be constructed in the form agreed and shall thereafter be maintained and retained.

Reason: In the interest of residential amenity and in accordance with Policies BH3 and BH10 of the Blackpool Local Plan 2001 - 2016.

7. Unless the absence of nesting birds has been confirmed by further surveys or inspections, any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive]. Any removal of vegetation outside the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development, in accordance with Policy LQ6 of the Blackpool Local Plan 2001 - 2016 and The Wildlife & Countryside Act 1981 (as amended).