

COMMITTEE DATE: [05/04/2016](#)

Application Reference: 15/0820

WARD: Anchorsholme
DATE REGISTERED: 17/12/15
LOCAL PLAN ALLOCATION: Protection of Public Open Space
Other site of nature conservation value

APPLICATION TYPE: Full Planning Permission
APPLICANT: United Utilities Water PLC

PROPOSAL: Re-development of Anchorsholme Park to include new pumping station and associated buildings, storage tank control building, six vent stacks, erection of cafe and bowling club/ maintenance building, re-contouring and landscaping of Park, new amphitheatre feature, new footpaths, provision of MUGA (multi-use games area), trim trail, and children's playground, new access from Princes Way, new walls and fencing, and works to beach to allow for connection of new marine outfall pipe.

LOCATION: ANCHORSHOLME PARK , ANCHORSHOLME LANE WEST, FY5 1ND

Summary of Recommendation: Grant Permission

CASE OFFICER

Mark Shaw

SUMMARY OF RECOMMENDATION

The application is recommended for approval in facilitating works to store and manage water/ wastewater within the combined drainage system at times of heavy rainfall beneath the Park, water that would otherwise be pumped into the Irish Sea adversely affecting bathing water quality. Following the completion of the works by United Utilities the Park will be re-developed providing a much improved public open space making better use of the space available. The new and improved Park will also have direct and level access onto the new Promenade following the completion of the on-going sea defence works.

INTRODUCTION

The application involves additional works to complement the on-going installation of a large underground storage water tank in Anchorsholme Park to enable the better management and control of water flows within the drainage network at times of heavy rainfall. This will reduce the discharge of waste water into the Irish Sea and hence improve water bathing quality. As part of this work the existing 1.5km outfall pipe will be replaced with a new 3.7km outfall pipe which forms the subject of a separate application to the Marine

Management Organisation. At present, a 1.5km outfall pipe pumps water/ wastewater out into the Irish Sea up to three times a season affecting the quality of the bathing water. Following the completion of these works Anchorsholme Park will be re-developed effectively providing a new park layout.

SITE DESCRIPTION

Anchorsholme Park provides approximately 10 hectares of Protected Public Open Space and lies at the north end of Blackpool close to Cleveleys adjacent to Princes Way and the Promenade which is currently being renewed to up-grade the sea defences forming a continuation of the recent sea defence and Promenade works in Cleveleys undertaken by/ on behalf of Wyre Borough Council. The Park was approximately 2 metres higher than Princes Way with a stone retaining wall formed the boundary between the two. Princes Way has been built up to be level with the Park. A strip of land at the southern end of the Park adjacent to Princes Way is designated as a Biological Heritage Site being the remnants of a former sand dune system.

DETAILS OF PROPOSAL

The proposal involves the erection of a new stormwater pumping station and screening facility, and six sculptured vent stacks close to Anchorsholme Lane West to replace the existing pumping station located on the headland, a new control building for the large storage tank being installed under the Park at present. The works will be accompanied by associated hardsurfacing, landscaping and boundary treatment. A new pedestrian and maintenance vehicular access would be provided from Princes Way into the Park which will be re-developed/ re-profiled and re-landscaped. One of the two existing bowling greens will be replaced by a bowling clubhouse/ maintenance building and landscaping. Within the centre of the Park a cafe and water tank control building and children's playground will be built, at the southern end of the Park a Multi Use Games Area (MUGA) will be constructed. One of the aims of the scheme is to provide three hubs within the Park rather than all the facilities being concentrated close to Anchorsholme Lane West.

The application is accompanied by an Environment Statement, a Flood Risk Assessment, a Statement of Community Involvement, a Planning Statement, a Ground Investigation Report, a Land Quality Risk Assessment and a Groundwater report.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Need for the United Utilities Development
- Impact on Residential Amenity
- Loss of Parkland/ New Park Development
- Other Matters

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

CONSULTATIONS

Environment Agency: The Environment Agency has no comment to make on the above application.

Sustainability Manager: 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.

Lancashire Wildlife 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.

Natural England

Statutory nature conservation sites

No objection based upon the information provided. Natural England advises that the proposal is unlikely to affect any statutorily protected sites or landscapes. We can confirm that the works above are not sited within or adjacent to a Marine Conservation Zone, Special Area of Conservation, Special Protection Area (SPA) or Ramsar site. Natural England does not anticipate that there will be any significant effects of the proposal on intertidal habitats. The long sea outfall will extend into the Liverpool Bay SPA. Natural England has provided advice to United Utilities on the construction of the marine long sea outfall pipe and will provide our formal response to the Marine Management Organisation in regards to the application for a marine licence when requested.

Protected species

We have not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species. You should apply our Standing Advice to this application as it is a material consideration in the determination of applications. The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this

application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example, through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

Sport England: The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. This application falls within the scope of the above guidance as it relates to development which creates opportunities for sport.

Sport England assesses this type of application in line with its planning objectives and with the National Planning Policy Framework (NPPF). Sport England's planning objectives are to PROTECT existing facilities, ENHANCE the quality, accessibility and management of existing facilities, and to PROVIDE new facilities to meet demand. The proposal includes the provision of a Multi Use Games Area, trim trail and pavilion for the bowling club. Each of these facilities will help increase physical activity in the area by providing well located and accessible facilities. This being the case, Sport England offers its support for this application, as it is considered to meet Sport England's policy objectives to enhance and provide sports facilities.

Police Architectural Liaison Officer: The Crime Impact Statement is formed based on local crime figures and trends, incidents reported to the police and community knowledge gathered from local policing teams. It is with this knowledge and policing experience that the recommendations made are site specific, appropriate and realistic to the potential threat posed from crime and anti-social behaviour in the immediate area of the development.

Crime Risks

Within the last 12 months period, crime level in this location is moderate. This can be maintained with the proposed design of Anchorsholme Park contributing to the reduction of crime and a safe place to be.

Observations.

The developers/architects provided me with detailed plans and Design and Access statement prior to this planning application being submitted. The applicant advised that they were seeking to obtain Secured by Design accreditation, my response was as follows: "The levels of the site have been utilised significantly to take advantage of natural surveillance in order to afford a reduction of crime and a feeling of safety. I would ask that any planting is, were possible restricted to low level plants growing to no more than one metre high in order to maintain natural surveillance. Should the design be to the specification detailed I am sure that upon completion the Park could be certified as Secured by Design."

Recommendations.

A considerable attention to detail has been undertaken by the applicant in order to achieve Secured by Design. I am sure should this application be granted it will provide a first class public amenity for the residents and visitors to Blackpool to enjoy in a safe environment.

Head of Transportation: 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 Housing and Environmental Protection Services: We require a construction management plan to be submitted giving details of hours of work and measures for preventing dust/grit/noise/odour nuisance to nearby residents.

Contaminated Land Officer: No further information is required

Head of Parks and Green (Environmental Service): 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.

Wyre Borough Council- 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: 17 December 2015

5 site notices displayed: 18 December 2015

Neighbours notified: 17 December 2015

The following representations have been received:-

3 Parkland Close, Blackpool: We are very disappointed that the initial reassurances given to us the proposal seems to have been altered over time.

1) The huge building that is going to be built in front of our house and that of our neighbours will not only invade our privacy, increase noise level, increase risk of anti-social

behaviour but expose us to risk of vandalism as well as looking unsightly (why exactly does the bowling club need a building that is 30 percent bigger than the existing one). Why can't this building be put on an alternative site on the park that will have less impact on ourselves and neighbours.

2) We are losing an existing beautiful park with its 18 hole pitch and putt course, 2 bowling greens, putting green and lovely open spaces to be replaced with a huge works compound area, raised mounds in the park and cafe meaning loss of view by surrounding houses which in turn could lead to vandalism and misbehaviour. Due to these mounded areas will it not make it more hazardous for elderly people and people with disabilities?

3) Increase in smell from ventilation stacks. We moved to this house eight years ago, the main attraction being the beautiful park and the view out of our windows, we are extremely upset that this is all about to change resulting in a huge concrete building to look out on that will block the view as well as light, smell from ventilation pipes and reduced park area and facilities. How is this improvement?

21 College Avenue, Blackpool: The proposed landscaping will cause this property to be overlooked from the Park and there will be loss of privacy. The landscaping may change the drainage arrangements currently in place. The building site is approximately 300mm higher than the garden of this property and on 26 December water drained from the building site causing the garden and garage to flood. With varying heights of the park area how can we be assured the surrounding properties will not have increased water draining problems? Anchorsholme Park is an area of recreation offering a number of amenities. The proposal is reducing the park area and the amenities, thus downgrading the Park to an area of open space. The proposal is not a like-for-like development offered when the work was first discussed at public meetings. What controls are in place to avoid attracting groups of people misusing the area into the evening where they will be unseen due to the landscaping and buildings?

2 Gresham Road, Blackpool: Anchorsholme Park is designated as 'public open space' in the Local Plan. I wish to object to the creation of the large "UU Process Area" fronting Anchorsholme Lane West which appears to exclude the public by means of 1.5 m high fences, walls and security gates. This is a HUGE LOSS OF PUBLIC OPEN SPACE, little of which exists in Blackpool. POLICY BH5 (c) IN THE LOCAL PLAN IS NOT SATISFIED in so far as there is no alternative/replacement public open space being offered up. This area represents over 15% of the parks surface area. The UU proposals for Anchorsholme Park have always been delivered as being underground tanks and associated pipe work, not a large UU depot. THE EXISTING PUMPING STATION WAS UNKEMPT AND NEVER MAINTAINED. It took me over a year of correspondence to get UU to remove graffiti, remove scrap steel and the area swept etc. Do residents want a greater surface area of this type of 'industrial' use? A PLANNING CONDITION NEEDS TO ADDRESS FUTURE MAINTENANCE OF THE UU OPERATIONAL INSTALLATIONS, WALLS, VENTS ETC. Graffiti alone could become a nightmare.

I have concerns about the amount of mounding and the creation of drainage channels. The park will be:

- (i) LESS DISABLED FRIENDLY (with gradients)
- (ii) LESS SECURE by creating 'hiding' places (mounding limits sight lines)
- (iii) DITCHES AND PONDS ARE UNSAFE FOR CHILDREN AND DOGS AND WILL HOLD LITTER
- (iv) THE PROPOSAL OFFERS LESS RECREATIONAL FACILITIES THAN EXISTING, loss of golf etc.
- (v) LANDSCAPING IS NOT BEING REPLACED LIKE FOR LIKE
- (vi) RESIDENTS AMENITY WILL BE REDUCED BY BLOCKING VIEWS
- (vii) MOUNDS, DITCHES, VENTS, WALLS ETC WILL CREATE GRASS CUTTING PROBLEMS AND MAKE THE PARK MORE EXPENSIVE TO MAINTAIN WHICH WILL ULTIMATELY TRANSLATE INTO LESS FUTURE MAINTENANCE

As regards smell pollution, this has been a problem at the UU site for a generation. The technical report and scientific analysis that accompanies this application is meaningless and should summarise the facts and projected outcomes for the layman.

On a minor level, the small area of wasteland to the north of the tram turning circle needs to be brought into the landscaping scheme as this has in the past been an unmanaged site and left to accumulate rubbish. Presumably it is not included in the car park proposal to the south of the turning circle and it will remain a future problem if not addressed at this time. Surely a pathway needs to run from the café to the new park entrance on Princes Way as the café's economic future will largely depend on passing trade from the Promenade. It would also avoid an inevitable "desire line" footpath being created in the grass.

1 Parkland Close, Blackpool Over the last few years, residents were assured, the Park would be levelled to meet the new Promenade, and no building will be any closer to residential properties.

Council Maintenance Building and Bowling club.

- 1). Too close to residents on Parkland Close,
- 2). Height of building will block sunlight from several properties that has been enjoyed for many years.
- 3). Proposed site will increase noise and nuisance levels to residents. Perhaps consideration should be given for such building to be relocated to the west side of the path, and height reduced to no more than 3 metres high. Reducing loss of light, and disturbance to nearby residents.
- 4). Size of building increased, whilst a decrease in useage, for both parties.

Mounding, build-up of earth to Park areas

- 1). Loss of residents view to the Park and café area's will attract vandalism and misbehaviour, on several occasions, I have called both Police and Fire service as existing buildings being broken into, and set on fire, These moundings are cost cutting, due to the cost of transporting excavated earth from the site.

Works compound area.

1). Over 20 times bigger than existing, taking huge area of Park completely changing current usage and should be reduced to a bare minimum and kept in keeping with surrounded areas, not blocks of concrete.

Existing/Proposed Car, Coach, and camper van parking

1). The new proposed car, coach and camper van parking to the surrounding areas, are not included in the submission, and are a factor needing consideration.

General.

1). Public use of bowling green, pitch and putt, golf, controlled use of tennis courts and table tennis will be lost. Whilst it is encouraged leisure facilities should be expanded.

2). Pathways over the increased mounding areas, are not more disabled or elderly friendly as several do use the park and will struggle with inclines.

3). Lack of information to the playground area.

4). Lack of information on plantation and shrub areas.

4). Believe the public questionnaire was distributed on kids face painting fun day, the most affected residents on Parkland Close, College Ave and Queens Promenade should have been asked, and views taken into consideration.

We can only express, extreme disappointment, from what was promised, for the residents and Park users, to what has been submitted, there is great opportunity here to make Anchorsholme Park a great attraction, and nice place to be, proposed is cost cutting, a café area, next to a large sewage works compound, that will become untenable and vandalised regardless of CCTV.

2 Parkland Close, Blackpool: very strong objections to a number of points.

Inappropriate proposed siting of the Bowling Club and park maintenance buildings directly in front of our property. The proposed new Bowling Club development being 30% larger than the existing clubhouse and sited much closer to our property and will increase noise levels, making it much noisier plus the siting of the clubhouse will have a very serious impact on our privacy. We have seen first hand the impact of anti-social behaviour in the Park, including youths climbing on the roof of existing buildings. Bringing these buildings closer to our property exposes us to additional risks of vandalism to our property.

The size and siting of the proposed park maintenance building. The existing maintenance building is approximately 3m x 3m which maintained a large 18 hole pitch and putt course, an 18 hole putting green and 2 bowling greens. Why the unacceptable need for such a massive new building when the Park is to lose the pitch and putt course, the putting green and one bowling green. The proposed site and relocation bringing these buildings closer to our property shows no regard for long standing residents with property that overlook the Park. We believe there are a number of alternative sites which would reduce the impact on ourselves and neighbours and have no detrimental effect on other properties in the area. Relocating the buildings in in Area H at the border with Anchorsholme Park would improve the Park providing an open plan feel as you enter.

United Utilities claim, and have repeatedly assured residents, that they are committed to returning an improved Park when the project is complete. Replacing beautiful parkland, enjoyed by locals and holiday makers alike, with an area consisting of a 15% concrete jungle maintenance building site is not returning an improved park. The large proposed control building/maintenance area behind the existing bowling club is not in keeping with an improved park.

The Department of the Environment have quoted one of the causes of flooding is the replacement of garden, green areas with concrete which doesn't allow rainwater to disperse. United Utilities aim to replace 15% of beautiful parkland with concrete. Also the loss of an 18 hole pitch and putt course, a putting green and a bowling green enjoyed by locals and holiday makers is not an improvement, the loss of amenities will deter holiday makers coming to the Park and spending money in Cleveleys. Overall we believe the proposed development, especially in our case the siting of the Bowling Club and maintenance buildings would have a serious effect on our lives and our human rights to have a quiet peaceful enjoyment of our property.

25 College Avenue, Blackpool;

1. Objection to the height of the mounds for they will:
 - a. obstruct the 'natural surveillance' of the amenities on the Park. Figure 10.10 reveals how the lower sections of the buildings (Cafe, Ventilation Stacks, etc) cannot be seen from Queens Promenade, the major pedestrian/ vehicular route. This will lead to problems with vandalism and provide places where illegal alcohol and drug abuse etc. can take place and lead to increased noise and disturbance for local residents
 - b. lead to a loss of privacy for houses on the south side of College Avenue. People standing on the mounds will directly overlook our gardens and houses.
 - c. be detrimental to the natural flow of activities on the Park . These moundings are a cost cutting exercise, but in May 2015 United Utilities reported an underlying operating profit up £30m to £664m for the financial year 2014/ 2015
2. Objection to the odour from the Ventilation Stacks. The UU development at Manchester Square has problems with this issue. If people are to be attracted to using the Park and its new facilities UU should give guaranteed assurances that there will be no smell emanating from these vents. Who wants to use or live by a park with a lingering foul odour?
3. Objection to the size of the UU compound / plant at the corner of Anchorsholme Lane / Princes Way which is over large and out of proportion to the rest of the development. This, along with the unattractive industrial building, will have a negative visual impact on both visitors and residents.
4. Objection to the positioning and disproportionate increase in size of the Bowling Green Club and Maintenance Building because:
 - a. The building will result in loss of privacy and increased disturbance and noise for residents.
 - b. It will provide an area for youths to congregate causing problems for residents particularly in the evenings.
 - c. Why has the size of these buildings increased when there is a

decrease in usage in both areas? There is one less bowling green and no mention of retaining the putting green or the pitch and putt course.

21 Anchorsholme Lane West: Why have the bowling club and parks maintenance building been positioned directly in front of the properties on Parkland Close, if the building was repositioned on the other bowling green adjacent to the entrance to the park, they would not be affecting any property directly. After viewing proposed building plans for the new bowling club it appears to have a verandah in front of a fully glazed wall and door access behind. The proposed position of the verandah would be north facing so making uncomfortable viewing. If the building was positioned as I have mentioned above the verandah and internal viewing area would be south facing so benefitting protection from northerly winds so benefitting spectators.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute towards sustainable development. There are three strands to sustainable development namely economic, social and environmental, which are mutually dependent. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

Paragraph 6 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, which involves seeking positive improvements in the quality of the built, natural and historic environment. Amongst other things, this includes replacing poor design with better design.

Paragraph 14 makes clear that at the heart of the NPPF there is a presumption in favour of sustainable development, which is the 'golden thread' running through both plan-making and decision-taking. This means: (i) local planning authorities (LPAs) should positively seek opportunities to meet the development needs of their area; (ii) Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change; (iii) approving development proposals that accord with the development plan without delay; and (iv) where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Para 17 of the NPPF sets out 12 core planning principles, stating that amongst other things planning should:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
 - always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - encourage the effective use of land by reusing land that has been previously developed;
- and

- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

The NPPF also aims to ensure that development responds to local character and history (para 58) and seeks to achieve good design which promotes local distinctiveness (para 60). Decisions should address the connections between people and places and the integration into the natural, built and historic environment. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

With regard to the environmental strand, pursuing sustainable development involves seeking positive improvements in the quality of the natural environment, including moving from a net loss of biodiversity to achieving net gains for nature (NPPF para 6 - 10). Paragraph 61 states that planning decisions should address the integration of new development into the natural environment; paragraph 109 requires the planning system to contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains in biodiversity; and paragraph 118 encourages opportunities to incorporate biodiversity in and around developments.

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.

Policies contained in the Core Strategy relevant to this application are:

CS1- Strategic Location of Development
 CS6- Green Infrastructure
 CS7- Quality of Design
 CS9- Water Management
 CS10- Planning Obligations
 CS12- Sustainable Neighbourhoods
 CS15 - Health Facilities & School Places

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 and the majority of its policies saved by direction in June 2009. The following policies are most relevant to this application:

BH3- Residential and Visitor Amenity
BH4- Public Health and Safety
BH5- Protection of Public Open Space
BH21- Protection of Community Facilities
LQ1- Lifting the Quality of Design
LQ2- Site Context
LQ3- Layout of Streets and Spaces
LQ4- Building Design
LQ5- Public Realm Design
LQ6- Landscape Design and Biodiversity
NE5- Other Sites of Nature Conservation Value
NE9- The Coast and Foreshore
RR12- Other Promenade Areas
AS1- General Development Requirements

ASSESSMENT

Need for the United Utilities Development

From 2015 new water bathing quality standards have been in place and under these new higher standards seven out of eight of the Fylde Coast bathing waters are classified as 'poor'. The existing pumping station and outfall pipe is not considered fit for purpose to meet current standards and in need of replacement, the lack of water storage facilities to accommodate storm water peaks is also an issue meaning that more polluted water is being pumped into the Irish Sea than should be the case. The size and position of the pumping station and maintenance buildings and the associated hardsurfaced areas is largely fixed and are the essential requirements for ease of access and the maintenance of the facilities.

Therefore, the need for the development is accepted as is the extent of the proposed buildings and United Utilities landtake within the Park and in compensation the Park will be considerably improved as a leisure and recreation facility. The community, environmental and tourism benefits of improved bathing water quality, notwithstanding the Park improvements, are considerable, for the long term and constitutes sustainable development in accordance with the National Planning Policy Framework, and the relevant policies contained within the Local Plan and Core Strategy.

Impact on Residential Amenity

The proposal, largely by necessity, involves a not insignificant number of buildings and hardsurfacing and the proximity of the new bowling green/ park maintenance building to Parkland Close occupying one of the two existing bowling greens, and the position and size of the pumping station and associated hardsurfacing, in particular, have been the subject of some local opposition referred to above. A number of issues have been raised by including overlooking, loss of privacy, loss of views, sunlight and outlook, noise, odours and air quality, and potential anti-social behaviour.

It is a well established principle of planning law that the loss of a view is not a material planning consideration, and whilst the bowling green pavilion and park maintenance building is to be located closer to the residential boundary than the former buildings, the

new building is single storey, 30 metres from the boundary with Parkland Close and orientated such that there will be no anticipated issues with either loss of privacy, overlooking, loss of sunlight or noise. The proposed six vent stacks are 130 metres from Parkland Close and 60 metres from the northern boundary and therefore odours should not be a problem. In terms of anti-social behaviour, that potential exists at present and the Police Architectural Liaison Officer has been involved in the development of the proposal and is content to support the proposal.

To minimise the impact of the future Park works a Construction Management Plan would be imposed on any granting of planning permission controlling amongst other matters the routing of traffic and hours of working.

Loss of Parkland/ New Park Development

Whilst the proposal involves the loss some public open space and some additional built development on the Park it also presents a one off opportunity of comprehensively re-providing all new facilities, taking into account of public consultations and public comments. The proposed Anchorsholme Park will spread the new facilities out over three areas to make full use of the space available rather than all being concentrated close to Anchorsholme Lane West and by opening the Park onto the Promenade rather than being physically separate the proposal will coincide with the new sea defence and promenade works and will integrate the two areas, for example making the new cafe area readily accessible from the Promenade. As stated above it is accepted that the proposal involves additional built development and hardsurfacing particularly at the northern end close to Anchorsholme Lane West and that the proposed works are necessary to improve bathing water quality, and hence also improving the cleanliness of the local beaches and also, given the large storage facility under construction, also reducing flood risk within the Anchorsholme and Cleveleys area.

In terms of visual impact the design and layout of the Park, the largest maintenance building will be cut into land below existing land levels thus the proposal endeavours to provide an interesting and varied layout whilst also minimising the visual intrusion of the required buildings.

Following the completion of the United Utilities works, Anchorsholme Park will be re-profiled, re-landscaped and provided with all new facilities, which have been subject to public consultations, and will make much more effective use of the space available. The centrally located cafe area will include a children's play area and event space and the Park will connect to and be level with Princes Way and the new Promenade which should increase the number of people using the Park and its facilities. The trim trail will be re-located towards the southern end of the Park adjacent the Multi Use Games Area providing football, tennis and basketball facilities. One of the two bowling greens would be lost and more than half this area adjacent Parkland Close will be landscaped with the remaining area being the site of a bowling pavilion and park maintenance building. This will provide a much better social and recreational facility for the bowlers and should help to increase usage.

The two golf facilities, pitch and putt and the putting green will be lost from the Park which is unfortunate. The pitch and putt would be difficult to replace given the other facilities

within the Park will be spread out and also given the re-profiling of the Park, which presumably is at least in part, to retain excavated material on site, in addition to providing a more interesting and sheltered profile. Sport England consider the proposals would meet its policy objectives to enhance and provide sports facilities.

Other Matters

In addition to providing new facilities and amenities within the Park and improving access, the works will be combined with landscaping and ecological improvements with an extensive wildflower meadow proposed adjacent the western boundary with Princes Way which will connect into the Biological Heritage Site (part of a former sand dune system) at the south end of the Park. Running parallel with much of the new footpath network is a swale which will act as a natural surface water drainage system within the Park, including a collection pond, which is an additional ecological feature.

With regards to access into the Park, including disabled and mobility access, significant improvements will be made to existing access points and a new level access provided onto the Promenade connecting all the new facilities. In addition to the landscaping works the proposal involves new timber fencing and decorative gabion (stone) wall features.

CONCLUSION

The application involves a significant amount of inter-related works which co-incide and tie in with the on-going sea defence and Promenade works which will improve bathing water quality, improve the quality of local beaches, reduce flood risk and provide a much improved and bespoke Anchorsholme Park making a more effective use of the area available providing three separate hubs. The proposal is considered to constitute sustainable development having significant environmental, social, community, economic and tourist benefits for Anchorsholme and its wider area and is in accordance with the National Planning Policy Framework and longstanding and recent local plan policies contained in the Local Plan and Core Strategy which are referred to earlier in this report.

Whilst there is a loss of some of the existing Park area, this is by necessity and a robust and exceptional justification has been put forward and this will be adequately compensated for within the new Park layout improving on the existing facilities and improving access.

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) 15/0820 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.do?action=weeklyList>

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. 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.

Advice Notes to Developer

Not applicable