

**COMMITTEE DATE:** [14/03/2017](#)

**Application Reference:** 16/0810

WARD: Talbot  
DATE REGISTERED: 16/01/17  
LOCAL PLAN ALLOCATION: Neighbourhood action plans  
Defined Inner Area

APPLICATION TYPE: Full Planning Permission  
APPLICANT: Go Developments Ltd

**PROPOSAL:** Use of premises as a non-residential drug and alcohol advice and support centre within Use Class D1.

**LOCATION:** 256-258 CHURCH STREET, BLACKPOOL, FY1 3PX

---

**Summary of Recommendation:** Grant Permission

#### **CASE OFFICER**

Mr M Shaw

#### **BLACKPOOL COUNCIL PLAN 2015 -2020**

This application accords with Priority two of the Plan - Communities: Creating stronger communities and increasing resilience.

#### **INTRODUCTION**

Refurbishment works have been on-going at the premises for several weeks which the architect has been informed by both planning and enforcement officers is entirely at their own risk and will itself be subject to planning permission. A recent planning application reference: 16/0470 involving external alterations including timber cladding, formation of glazed seating area to Church Street elevation and alterations to glazing on Buchanan Street elevation, parking on Buchanan Street forecourt and use of premises as altered as a restaurant/cafe within Use Class A3 was withdrawn on 9 January 2017 prior to the submission of this application on 17 January 2017. The long established use of the ground floor of the application property was as a car showroom (the former Belle Vue Garage) with residential accommodation to the rear above the showroom.

#### **SITE DESCRIPTION**

The double fronted, three storey application premises occupy a prominent corner position at the junction of Church Street and Buchanan Street close to the town centre and adjacent one of the main routes into the town centre. Church Street has a primarily commercial

character within the vicinity of the application site although Buchanan Street and other adjacent side roads are primarily residential. The Raikes Hall Conservation Area is located across Church Street and includes the Grade II Listed former Blackpool Grammar School now partly occupied by the Salvation Army.

### **DETAILS OF PROPOSAL**

The proposal involves the conversion and use of the vacant ground floor to a non-residential drug and alcohol advice and support centre employing five people. There is private forecourt onto Buchanan Street at the side of the premises which has previously been used for car parking/display of vehicles. The proposed hours of opening are given as Mondays to Fridays 9am to 5pm with occasional weekend and evening opening for meetings. The proposed occupants of the premises are Delphi Medical Consultants who are currently registered within offices at Blackpool Football Club, Bloomfield Road. The proposal will provide a health and wellbeing centre for individuals who have completed their treatment journey and will be abstinent from substances. It will provide an environment to keep individuals motivated to remain abstinent and will also deliver health promotion, delivery of stop smoking clinics, offering vaccination and screening to people who are in recovery. The premises will also be used as an office base for health professionals working in the local community.

The application is accompanied by a planning statement.

### **MAIN PLANNING ISSUES**

The main planning issues are considered to be:

- Principle of the Proposed Use
- Health and Community Benefits
- Impact on Residential Amenity and Character of the Area
- Highway Safety, Parking and Servicing Arrangements

### **CONSULTATIONS**

**Head of Highways and Traffic Management:** 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.

**Service Manager Public Protection:** No objections

**Police Architectural Liaison Officer-** 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 Services 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.

## **PUBLICITY AND REPRESENTATIONS**

2 site notices displayed: 19 January 2017

33 neighbours notified: 17 January 2017

## **NATIONAL PLANNING POLICY FRAMEWORK**

Paragraph 2 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions

Paragraph 12 states that the National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless material considerations indicated otherwise.

Paragraph 14 states - at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 17 sets out the 12 core land-use planning principles which should underpin both plan-making and decision-taking which include promoting healthy communities.

Paragraph 32 states that decisions should take account of whether safe and suitable access to the site can be achieved for all people.

Paragraph 69 states the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

Paragraph 187 states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Paragraph 196 states that the planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

## **BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY 2012-2027**

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council in January 2016. The policies in the Core Strategy that are most relevant to this application are -

CS7 Design and Amenity

CS12 Sustainable Neighbourhoods

### **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:

- LQ1 – Lifting the Quality of Design
- LQ10- Conservation Areas
- BH2- Talbot & Brunswick Priority Neighbourhood
- BH3 - Residential and Visitor Amenity
- AS1 - General Principles (Access and Parking)

### **ASSESSMENT**

**Principle of the Proposed Use-** the application premises have a long established business use as a car showroom adjacent a busy junction on the edge of the town centre within an area which has a strongly commercial character on Church Street, although the surrounding side streets are primarily residential. The area is shown as unallocated land within the adopted Blackpool Local Plan, that is, the area has no specific land use designation. In terms of assessing the land use merits of the application there are no objections in principle to the location of a community health use in this location, subject to the details being considered acceptable and the application will be assessed against the issues discussed below.

**Health and Community Benefits-** the proposal involves the relocation of a health business and service which is already located and working in Blackpool in conjunction with, and on behalf of, the Council. The service assists individuals who are abstinent and recovering from substance abuse but also provides wider benefits helping people stop smoking, providing vaccinations and screening for people in recovery, and will also be a base from which health professionals can serve the local community. The premises will have accommodation for one to one meetings and group sessions providing professional help and motivation in order for the service users to remain abstinent. It is considered therefore that the proposal will provide a valuable health and community service by professionals working on behalf of and in conjunction with the Council and therefore should be supported. Both local and national planning policy namely the Core Strategy and the National Planning Policy Framework encourage healthy and active lifestyles, healthy and inclusive communities and accessible healthcare. The proposal is therefore considered to be in accordance with these relevant policies.

**Impact on Residential Amenity and Character of the Area-** the application has long established business premises within a commercial area on the edge of the town centre. The proposed use will operate on behalf of the Blackpool community providing professional

and specialised health services. There is nothing to suggest that the use, or its users, who will be abstinent and in recovery, will cause any problems for nearby residents given that the premises will be adequately and professionally managed. It is also intended that an hours of use condition and a condition restricting the use to that applied for will be imposed to control other potential future Class D1 uses which may have amenity implications.

Three objections have been received to the application, two from nearby residents and one from a local business objecting to the proposed use, its intended clientele, impact and the existing location of nearby facilities including services provided by the Salvation Army which is located some 70 metres away providing food and shelter for rough sleepers and the cumulative impact these may have on the area within a fairly small area. Whilst residents and business concerns and fears are understood, the proposal is a professional service working with the Council providing a wide range of health and community services. It has been confirmed that no drugs or medications will be kept on site and the users of the premises will be abstinent and in recovery. For the above reasons there is nothing to suggest that the addition of this facility will add to, or create, amenity or anti-social behaviour issues for nearby residents. This is a busy edge of town centre location where comings and goings during the course of the day should be relatively unnoticeable. The proposal is therefore considered acceptable on this issue.

**Highway Safety, Parking and Servicing Arrangements-** the premises are well located on a main route into the town centre in a busy commercial area on the edge of the town centre. Off street parking is available for approximately seven vehicles on the private forecourt at the side of the premises and accessed from Buchanan Street. Given the edge of town centre location of the premises, public transport is also readily accessible to and from the site for staff and users of the services provided. Servicing requirements and traffic movements in and around the premises for the proposed use would be expected to be favourable compared to the previous car sales showroom which would have included manoeuvring cars in and out of the showroom on a daily basis onto the forecourt during business hours. Therefore in terms of highway safety, parking and servicing of the building, the proposal should be an improvement on the previous situation. Any comments from the Head of Highways and Traffic Management will be reported via the update note.

## **CONCLUSION**

It is understandable that health, welfare and support facilities for vulnerable members of society can often cause concerns, particularly where located relatively close to residential properties. However, this is an established local professional facility which is endorsed and supported by health colleagues within the Council. The premises will provide a well-managed base for health professionals working in the community and will assist people who are recovery and in need of support. There will be no drugs or medications kept at the premises. On the basis of the information presented in this report it is considered that a recommendation for approval of the planning application is appropriate.

## **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) 16/0810 which can be accessed via the link below:

<http://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 stamped as received by the Council on 9th January 2017  
Drawings showing floor layouts stamped as received by the Council on 9 January 2017.

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

3. The use of the premises shall not operate outside the hours of 09-00 to 17-00 Mondays to Saturdays unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. The premises shall be used as a non-residential drug and alcohol advice and support centre as set out in the application submission and for no other purpose (including any other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) as amended.

Reason: In order for the Council to retain long-term control over the use of the building in order to ensure that its use meets identified local needs as appropriate and in the interests of the character and function of the area and the residential amenities of nearby neighbours in accordance with Policies BH2, BH3 and AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS12 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Prior to the development hereby approved being first brought into use off-street car parking provision shall be provided in accordance with details to be submitted and agreed in writing with the Local Planning Authority 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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

### **Advice Notes to Developer**

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.