

**Application Number 17/0011 – Windmill Service Station, Preston New Road, Blackpool –**  
Erection of single storey building to form drive through coffee shop to rear of existing petrol filling station utilising existing access and egress, with associated landscaping, bin and cycle stores and parking for 25 cars, following demolition of existing residential caravan park.

**Decision:** Refuse

**Reasons:**

1. The proposed development would be significantly detrimental to highway and pedestrian safety and runs contrary to the aim of promoting social inclusion by virtue of the lack of pedestrian crossing facilities in close proximity to the site access and the consequent potential for vehicle/ pedestrian conflicts on the public highway. The lack of pedestrian crossing facilities combined with the road layout, vehicle speeds and the volumes of traffic on Preston New Road within the vicinity of the application site and proximity of the site to the vehicle access to Whyndyke Farm and Junction 4 of the M55 Motorway would be detrimental to highway safety and the free flow of traffic. The proposed development would therefore be contrary to Policy AS1 of the Blackpool Local Plan 2001 - 2016 and paras 14, 17 and 32 of the National Planning Policy Framework.

**Application Number 17/0105 – Land to rear of Moss House Road, Blackpool -**  
Formation of attenuation basin with associated outfall structures, vehicle access from Moss House Road, temporary vehicle access off Florence Street and landscaping and boundary treatments.

**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 14th February 2017.

Drawings numbered

80041518-01-MMB-MISCE-96-DR-C-90014 Rev P02

80041518-01-MMB-PSB-97-DR-T-97101 Rev P03

80041518-01-MMB-PSB-97-DR-T-97102 Rev P03  
80041518-01-MMB-PSB-97-DR-T-97103 Rev P03  
80041518-01-MMB-PSB-97-DR-T-97104 Rev P03  
80041518-01-MMB-PSB-97-DR-T-97105 Rev P02  
80041518-01-MMB-MISCE-97-DR-L-00004 Rev P01.1

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 on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work for the development hereby approved. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and approved 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 in accordance with the provisions of the National Planning Policy Framework and Policy CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. The landscaping works shown on the submitted plans 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.)

Any trees, hedgerow 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, hedgerow 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 that the development provides net gains in biodiversity and to ensure the site is satisfactorily landscaped in the interests of visual amenity with regards to Policies LQ1, LQ6 and NE6 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS9 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. The development hereby approved shall be implemented in accordance with the recommendations in the Bowland Ecology, Ecological Appraisal, BOW17/707 Blackpool South document dated January 2017.

Reason: To safeguard and enhance biodiversity on and around the site in accordance with Policies LQ6 and NE6 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS9 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. The development hereby approved shall be implemented in accordance with the details in the submitted Construction Management Plan Revision A dated 16 May 2017.

Reason: In the interests of highway safety, 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.

**Application Number 17/0118 – Land to rear of Chapel House, Chapel Road, Blackpool -**  
Construction of an attenuation basin, inlet weir and outlet structures, headwall structure and access road off Chapel Road with associated landscaping and boundary treatments.

**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 21/02/2017

Drawings numbered

80041518-01-MMB-PSB-97-DR-T-97003 REV P02  
80041518-01-MMB-PSB-97-DR-T-97004 REV P03  
80041518-01-MMB-PSB-97-DR-T-97005 REV P02  
80041518-01-MMB-PSB-97-DR-T-97006 REV P02  
80041518-01-MMB-PSB-97-DR-T-97007 REV P02  
80041518-01-MMB-PSB-97-DR-T-97001 REV P02  
80041518-01-MMB-PSB-97-DR-T-97002 REV P02  
80041518-01-MMB-MISCE-97-DR-L-00011 REV P01.2  
80041518-01-MMB-MISCE-97-DR-L-00011 REV P01.1  
80041518-01-MMB-MISCE-97-DR-L-00003 REV P02

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

3. The landscaping works shown on the submitted plans 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.)

Any trees, hedgerow 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, hedgerow 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 that the development provides net gains in biodiversity and to ensure the site is satisfactorily landscaped in the interests of visual amenity with regards to Policies LQ1, LQ6 and NE6 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS9 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. The development hereby approved shall be implemented in accordance with the recommendations in the Bowland Ecology, Ecological Appraisal, BOW17/707 Blackpool South document dated January 2017.

Reason: To safeguard and enhance biodiversity on and around the site in accordance with Policies LQ6 and NE6 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS9 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. The development hereby approved shall be implemented in accordance with the details in the submitted Construction Management Plan Revision A dated 24 May 2017.

Reason: In the interests of highway safety, 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.