

Report to:	PLANNING COMMITTEE
Relevant Officer:	Gary Johnston, Head of Development Management
Date of Meeting:	4 July 2017

PLANNING/ENFORCEMENT APPEALS DETERMINED/LODGED

1.0 Purpose of the report:

1.1 The Committee is requested to note the planning and enforcement appeals lodged and determined.

2.0 Recommendation(s):

2.1 To note the report.

3.0 Reasons for recommendation(s):

3.1 To provide the Committee with a summary of planning appeals for information.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

3.4 None, the report is for information only.

4.0 Council Priority:

4.1 The relevant Council Priority is 'The Economy: maximising growth and opportunity across Blackpool'

5.0 Background Information

5.1 Planning/Enforcement Appeals Determined

5.2 3-5 Reads Avenue, Blackpool FY1 4BW. (15/0772) and (15/0773)

5.2.1 An appeal by Clarke and Co against the Council's refusal to issue a Certificate of Lawfulness for a Proposed Use of nine existing holiday flats and owners accommodation for permanent occupation and refusal to remove conditions 3 and 5

from Planning Application reference 80/0013, which restricted out of season occupation and required one of the flats to be occupied by a resident manager/caretaker.

5.2.2 The appeal was dismissed.

5.2.3 The Inspector concluded that, as the building comprises a single business operation with a significant degree of support and supervision being provided by way of the owner's accommodation on site, the property is a single planning unit and not 10 separate planning units. He compared the current use of the building to a flatted guesthouse and concluded that the existing use is a sui generis use and not a C3 use.

5.2.4 In the appeal decision notice, the Inspector acknowledged the problems in the Inner Area around former holiday accommodation which is used more intensively and on a permanent basis. The Inspector agreed that the use of a flat by a holiday maker and the use of the same flat on a permanent basis are different and would pose significant changes to the character of the property and its immediate surroundings, which would have significant, adverse planning consequences, contrary to the aims of local and national policy.

5.2.5 The Inspector also agreed that conditions 3 and 5 of the 1980 permission continue to serve a useful planning purpose in ensuring that the holiday flats are not occupied on a permanent basis and should therefore remain.

5.2.6 A copy of the Inspector's decision dated 22 May 2017 is attached as Appendix 3a.

5.3 Planning/Enforcement Appeals Lodged

5.3.1 None

5.4 List of Appendices:

5.4.1 Appendix 3a - A copy of the Inspector's decision dated 22 May 2017

6.0 Legal considerations:

6.1 None

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 None

10.0 Risk management considerations:

10.1 None

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 None

13.0 Background papers:

13.1 None