

Application Number 16/0490 – Marton Mere Holiday Village, Mythop Road, Blackpool

Creation of 31 additional static caravan pitches with associated works including access roads and parking areas, landscaping and footpath improvement.

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 - 954/32/4 Rev B
- Drawings numbered 954/32/1 Rev F, 954/32/1A Rev C, 954/32/2 Rev C, 954/32/2A Rev B, 1002 Rev C, SK02 Rev F, FP01 Rev B, SE01 Rev B

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

3. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards 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 in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1:

Core Strategy 2012-2027

5. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: arrangements for management and maintenance by the owners of the Holiday Village; and arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ref: 954/32, dated September 2016) and subject to the following requirements:
 1. The caravan pitches approved by this permission shall not be used for permanent residential occupation
 2. All of the static caravans should stand clear of the ground with an elevated internal floor level which is approximately 700mm above existing and proposed ground level (as stated in Section 5.12)
 3. The ground levels which are existing in the area in point 2 (above) is not intended to be altered in any way (as stated in Section 5.10)

The mitigation measures detailed in the FRA shall be fully implemented prior to occupation or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To ensure the occupants of the site are not at an unacceptable risk of flooding in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
 1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses

- a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure the development does not pose a risk of pollution to controlled waters in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH4 of the Blackpool Local Plan 2001-2016.

8. Prior to the commencement of any development a lighting strategy for the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall then be implemented as part of the development and retained as such.

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 and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. 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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. a) The landscaping works shown on the approved drawings 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.)

- b) Any trees 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 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 the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 11. Before any caravans are placed on the application site the footpath upgrades detailed on the approved plans shall be implemented and retained.

Reason: To allow for year round public access to the land and Marton Mere/the footpaths around Heron's Reach golf course in accordance with Policy BH8 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 12. Before any caravans are placed on the application site a management plan for the proposed landscaping and footpath upgrades shown on the approved plans shall be submitted to and approved by the Local Planning Authority. The management plan shall be implemented in accordance with the approved details.

Reason: To allow for year round public access to the land and Marton Mere/the footpaths around Heron's Reach golf course and in the interests of residential amenity in accordance with Policies BH3 and BH8 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 13. The caravans shall not be occupied between 17 January and 28 February in any calendar year.

Reason: To prevent permanent occupation of the caravans in accordance with Policy CS21 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 17/0247 – 26 Dale Street, Blackpool

External alterations and use of ground floor as altered as 1 self-contained permanent flat.

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 05/04/2017.
- Drawings numbered DDDS 102A (23/02/2017), DDDS 103 (29/05/2017).

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

3. 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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Prior to the development hereby approved being first brought into use the refuse storage 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 the residential amenity of occupants and neighbours, 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.

5. Before the premises are first occupied, sound and vibration proofing shall be carried out and thereafter be retained in accordance with BS 8233:2014.

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.

6. No deliveries, external running of plant and equipment or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To safeguard the amenities of nearby properties and the wider locality 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.

7. The flat shall not be occupied until all of the external alterations and the internal layouts and arrangements have been provided in accordance with the plans hereby approved. The layout of the accommodation and arrangements hereby approved shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the accommodation accords with the Council's approved Supplementary Planning Document, to safeguard the living conditions of the occupiers of the flats and to improve the external appearance of the property in accordance with Policies LQ1, LQ14, BH3 and HN5 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 17/0276 – Site of Wilkinson’s Store, Bounded by Queen Street, High Street, Talbot Road and Dickson Road, Blackpool

Erection of a six storey building to form a new 142 bedroom Class C1 hotel incorporating restaurant, bar and conference accommodation, together with Class A1 retail uses at the lower ground floor, rooftop plant with associated external works, including hardsurfacing, temporary public car parking with vehicle access from Queen Street, a widened pedestrian underpass to Blackpool North Railway Station and replacement pedestrian steps and ramp between the Station and High Street following demolition of existing buildings and subway.

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 20/04/2017.

Drawings numbered:-

7543 L(00)77 B - Location Plan
7543 L(00)88 - Demolition Plan
7543 L(00)70 C - Phase 1 Site Plan – Lower Ground
7543 L(00)56 D - Phase 1 Site Plan – Ground Floor
7543 L(00)82 B - Phase 2 Site Plan – Lower Ground
7543 L(00)55 D - Phase 2 Site Plan – Ground Floor
7543 L(00)33 Q - Lower Ground Floor Plan
7543 L(00)34 L - Ground Floor Plan
7543 L(00)80 C - 1st Floor Plan
7543 L(00)35 K - 2nd 3rd and 4th Floor Plan
7543 L(00)71 F - Roof Plan
7543 L(00)11 F - Colour Lower Ground Floor Plan
7543 L(00)12 F - Colour Ground Floor Plan
7543 L(00)13 F - Colour Typical Floor Plan
7543 L(00)14 C - Colour Roof Plan
7543 L(00)104 - Lower Ground External Works Plan (Landscape)
7543 L(00)105 - Ground Floor External Works Plan (Landscape)
7543 L(00)44 E - Proposed South Elevation (Talbot Road)
7543 L(00)45 E - Proposed East Elevation (High Street)

7543 L(00)46 E - Proposed North Elevations (Queen Street)
7543 L(00)47 E - Proposed West Elevations (New Square)
7543 L(00)83 B - Proposed Colour South Elevation (Talbot Road)
7543 L(00)84 B - Proposed Colour East Elevation (High Street)
7543 L(00)85 B - Proposed Colour North Elevations (Queen Street)
7543 L(00)86 B - Proposed Colour West Elevations (New Square)
7543 L(00)05 E - Section A-A
7543 L(00)36 D - Section B-B
7543 L(00)102 A - Section C-C
7543 L(00)21 C - Colour Section A-A
7543 L(00)59 C - Colour Section B-B
7543 L(00)103 A - Colour Section C-C
7543 L(00)38 C -Sketch View 1
7543 L(00)39 D -Sketch View 2
7543 L(00)40 C -Sketch View 3
7543 L(00)41 D -Sketch View 4
7543 L(00)42 D -Sketch View 5
7543 L(00)60 B -CGI View from Train Station
7543 L(00)61 B -CGI View from Bickerstaffe Square
7543 L(00)62 B -CGI View from Tram Terminus
7543 L(00)30 C -CGI View from Talbot Road

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

3. Notwithstanding the submitted plans details of external materials to be used, including brick, tiles, glazing and window/ door frames and metalwork on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works above ground level.

Reason: In the interests of the appearance of the locality, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS19 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. No development shall take place until a Construction Management Plan, including specific reference to demolition works of the existing building, 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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Notwithstanding the submitted plans, prior to the development hereby approved being first brought into use the car parking provision shall be provided in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority. The scheme shall include details of lighting, drainage, boundary treatment, landscaping, signage and pay machines.

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.

6. No development shall be commenced until a desk study has been undertaken and agreed in writing with the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination, a detailed site investigation shall be 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 and Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. The building/use(s) hereby approved shall not be occupied/first brought into use until the servicing arrangements, including delivery times, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority; the servicing shall thereafter carried out in accordance with the approved details and such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing including loading and unloading shall take place from within the servicing area shown.

Reason: In the interests of the appearance of the locality and highway safety, in

accordance with Policies LQ4 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Prior to the development hereby approved being first brought into use the secure cycle storage and refuse storage provision shall be provided in accordance with details to be submitted and approved in writing with the Local Planning Authority and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode and to ensure safe and adequate refuse storage provision, in accordance with Policies AS1, LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policies CS5 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. Prior to the commencement of any development details of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the first occupation of the building and maintained and managed in accordance with the approved details thereafter.

Reason: To secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

10. Prior to the commencement of any development, details of the foul drainage scheme to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. The building shall not 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 secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

11. Details of an external lighting scheme to the building to be incorporated into the development shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works above ground level and such scheme shall be implemented prior to the first occupation of the development hereby approved and retained thereafter.

Reason: In the interests of the appearance of the development in accordance with Policies LQ1, LQ4 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. A window display shall be maintained at all times in the ground floor front windows to High Street and Talbot Road unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

13. Prior to the development/ use(s) hereby approved being first brought into use the rooftop ventilation system and ducting detailed, submitted and approved as part of the application shall be provided and shall thereafter be retained.

Reason: In order to safeguard the residential amenity of the occupants of neighbouring premises and in the interests of the appearance of the locality in accordance with Policies BH3 and LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

14. Details of the appearance, technical specification and siting of any external ventilation ducting and plant from the kitchen areas shall be submitted to and agreed in writing by the Local Planning Authority substantial completion of the development. The agreed ducting and shall then be provided prior to first use and shall thereafter be retained.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policies BH3 and LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

15. The development shall not be 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 development 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 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

16. Prior to the development hereby approved being first occupied a scheme of off-site highway works shall be carried out in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

The works shall include the creation of the loading bay on Queen Street, the creation and revocation of taxi ranks on Queen Street, the opening-up of Queen Street to

traffic where it meets High Street, the creation of the pick-up/drop-off on High Street, works to create new footway areas on High Street and at the High Street/Talbot Road junction. The footway paving to extend further along Dickson Road (between the zebra crossing and Queen Street) and the formation of the new vehicle access into the car park from Queen Street.

Reason: In the interests of highway safety and free flow of traffic in accordance with Policies AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.