

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 8 SEPTEMBER 2014

Present:

Councillor Owen (in the Chair)

Councillors

Mrs Jackson
Brown

Elmes
Smith

Matthews
Hutton

Williams

In Attendance:

Gary Johnston, Head of Development Management
Carmel White, Assistant Head of Legal Services
Mark Shaw, Principal Planning Officer
Latif Patel, Group Engineer – Congestion Management
Chris Kelly, Senior Democratic Services Advisor

Apologies:

Apologies for absence were received from Councillor Stansfield who was engaged elsewhere on Council business.

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 11TH AUGUST 2014

Resolved: That the minutes of the meeting held on 11th August 2014, be signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

Resolved: To note the Planning/Enforcement Appeals lodged and determined.

Background papers: (1) Letter from the Planning Inspectorate dated 19th August 2014.

(2) Letter from the Planning Inspectorate dated 22nd August 2014.

4 PLANNING ENFORCEMENT UPDATE REPORT

Resolved: To note the outcomes of the cases set out in the report and to support the actions of the Service Manager - Public Protection in authorising the Notices.

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 8 SEPTEMBER 2014

5 PLANNING APPLICATION 12/0485 - FORMER TVR BUILDING, BRISTOL AVENUE

The Committee considered application 12/0485 for the retention of single storey extension to existing unit and continued use of premises as ice skating centre with associated dance studio, storage space, café, external plant, car and coach parking, service yard and cycle store at the former TVR building, Bristol Avenue.

Mr J Vose addressed the Committee and spoke in objection to the application.

Mr Cassidy, agent for the applicant and Mr Nicholson, the applicant, spoke in support of the application.

Mr Johnston, Head of Development Management, summarised the reasons why the officers' recommendation had been for refusal. The Committee was advised that those reasons included that the proposed development introduced an inappropriate use into an area allocated for industrial uses where the site offered appropriate employment opportunities. Mr Johnston also highlighted to the Committee that approval of the development may set a precedent, making it difficult for the Council to refuse future applications for similar proposals on land designated for industrial and business use elsewhere in the borough.

The Committee discussed the protection of employment land and the merits of continuing to protect land and premises that had stood inactive for a number of years. Members noted that there were a number of vacant business units available around the borough. They argued that the change of use of this particular unit would not impact significantly on the wider economic development of Blackpool and Members also commented that there would be a number of jobs created should the proposed development be approved.

The Committee considered that there were other premises in the area operating leisure facilities and that the further creation of a sports facility would be beneficial for residents.

The Committee was aware that the proposal was contrary to Policies RR1, DE1, BH11 and BH12 of the Blackpool Local Plan 2001-2016 but considered that there were a number of factors that outweighed the conflict with these policies. Those factors included that there were no suitable premises within the Town Centre and Resort Core, the premises had been marketed for a significant period of time and remained vacant, there were in the region of 80 vacant industrial premises across the town, the Moor Park industrial/Business Area contained a mixture of employment uses and the ice rink has created jobs and the use was a benefit to the local community.

Having visited the site and seen the space available for parking and servicing, the appearance of the building and the relationship to the nearest residential properties, the Committee did not consider that the use conflicted with Policies BH3, LQ1, LQ14, AS1 and AS2 of the Blackpool Local Plan 2001-2016. Members considered that the proposal was consistent with paragraphs 21, 22 and 24 of the National Planning Policy Framework in that the long term protection of the land was not justified because of its location relative to the motorway network, it had been previously marketed and because there were no suitable premises in the Town Centre and Resort Core.

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 8 SEPTEMBER 2014

The Committee had regard to the comments of Mr Johnston concerning the conditions for the proposal.

Resolved: That the application be approved subject to conditions and the Head of Development Management be authorised to finalise these conditions and issue the decision notice.

Background papers: Applications, plans and replies to consultations upon the applications.

Chairman

(The meeting ended 5.45 pm)

Any queries regarding these minutes, please contact:
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