

30 August 2017

Planning Committee:

Planning Application Reports – Update Notes

Listed below are changes to the planning reports made as a result of additional information received since the publication of the agenda for this meeting.

Case: Year:	Address:	Update:
17/0060	ANCHORSHOLME PARK, ANCHORSHOLME LANE WEST	The application will now be recommended to be deferred from tonight’s meeting given that, due to a computer system failure, a number of local residents have not been notified of the date and time of the meeting which potentially prevents those residents attending and/or speaking at the meeting
17/0301	LAND ADJACENT TO 27 STOCKYDALE ROAD	<p>Additional comments received from Mr Rose 38 Stockydale Road –</p> <p>I have now read the committee report for the above planning application and I am absolutely amazed at the summary of recommendations.</p> <p>All comments made on this application are to object and for the right and sensible reasons. All have been ignored. The planning officers have quoted and then even ignored the highways consultee and set aside his comments. He objected. Simple as that.</p> <p>Additional comments are to follow from the highways - but the report has already set aside whatever he might say.</p> <p>The application is basically to turn the houses round to</p>

		<p>be in the <u>countryside</u> to make them worth considerably more and they could be built facing the other way under the existing Baguleys permission, suitably amended.</p> <p>The Baguleys permission was carefully conditioned to preclude any access to Stockydale for <u>countryside</u> reasons and to retain all of the hedge- these are not mentioned in this report at all.</p> <p>The summary of recommendations to grant permission in this report are not only ludicrous but are creating unnecessary dangers on Stockydale and would have a big impact on the character and function of the <u>countryside area</u>.</p> <p>I trust that you will pass these comments on to the other members of the planning committee before the meeting on the 30 August.</p> <p>Further comments have been received from the Head of Highways and Traffic Management –</p> <p>The revised layout is better in the fact that the access road and frontage has been set back with adequate visibility being provided onto Stockydale Road. This should now allow better access for future occupiers and refuse vehicles. New footways are shown, one on the side of the development and the other on the opposite side, whilst these do not connect to any existing footways (this is outside of the developer’s control), this is better as it would provide a safe reservoir for pedestrian to stop and wait should private vehicles be travelling along Stockydale Road.</p> <p>Visibility at the corner of Stockydale Road is not being improved, again due to the fact that this is outside of the developer’s control. Could the developer make contact with the adjacent landowner to determine if the hedge can be cut back and maintained. This will not solve the issue with poor visibility at this point but may help.</p> <p>Further to our discussion yesterday, works to construct the units and new highway to be undertaken from the former Baguleys Site, this would minimise disruption and nuisance to neighbours on</p>
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		<p>Stockydale Road.</p> <p>Blackpool Council as Highway Authority will not be adopting the new development infrastructure for ongoing maintenance, the developer should create a Management Company who would deal with all matters relating to maintenance of highway assets - footway, roads, drains, lighting etc.</p> <p>Conditions/advice notes below:</p> <p>A Construction Management Plan</p> <p>A lighting review to be undertaken for Stockydale Road. Developer to contact: Head of Coastal and Environmental Partnership Investments, Blackpool Council, Bickerstaffe House, Blackpool, FY1 3AH, 01253 477477.</p> <p>With the development access being set back, effectively widening Stockydale Road at this point. The Developer may have to dedicate an area of this, in line with requirements of the Highways Act 1980 to Blackpool Council for highway purposes. Subject to permission being granted, can you please obtain a copy of the layout plans in Autocad format so that we can confirm the areas affected.</p> <p>The development will require formal postal addresses, applicant to contact the Head of Traffic and Highways, Blackpool Council, Bickerstaff House, Talbot Road, Blackpool, FY1 3AH, 01253 477477.</p> <p>The applicant's agent has confirmed that all construction traffic would use the access off Midgeland Road which formerly served Baguleys Garden Centre</p> <p>Additional conditions are recommended regarding a construction management plan and the potential for contamination -</p> <p>No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and</p>
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		<p>specify the provision to be made for the following:</p> <ul style="list-style-type: none">• 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. <p>The construction of the development shall then proceed in accordance with the approved Construction Management Plan.</p> <p>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.</p> <p>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</p>
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		<p>the approved scheme shall be agreed in writing with the Local Planning Authority.</p> <p>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</p>
17/0340	44 STONY HILL AVENUE	<p>Neighbours – one additional letter of objection has been received from 17 St. Lukes Road, South Shore. The objection raises the following concern:</p> <p>As a relative of an elderly neighbour who lives nearby this extension will result in the loss of car parking facilities which are at a premium on this road already. The garage which is there would become of no use and extra rooms may mean extra cars too.</p>
17/0439	SITE OF 50 BISPHAM ROAD	<p>Head of Highways and Traffic Management: The principle of development has been accepted for this site in the past.</p> <p>Access is acceptable, however, I am concerned that the proposal lacks at least 1 car parking space per flat resulting in future occupiers relying on available space on street, in an area which suffers from on-street parking demand, from staff employed by the neighbouring Government offices. Whilst the shortfall is only four spaces, the impact will only add to the existing problem</p>

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17/0443	340 WATERLOO ROAD	<p>The applicant has been discussing with the new owner of the former Waterloo Methodist Church on the opposite side of Waterloo Road the possibility of leasing some car parking spaces at the site –</p> <p>Please see below confirmation from Robert Hollowell with regards to the parking facility at the Methodist Church Waterloo across the road which will host up to 8 to 10 cars.</p> <p>I can confirm we are prepared to lease the car park asdiscussed on a rolling monthly basis with a minimum of 2 years availability. If this is acceptable we will have an agreement drawn up</p>
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