

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:
17/0239	LAND R/O 46 HARCOURT ROAD	<p>Head of Transportation I have no significant concerns for this proposal from a Highways and Traffic point of view. The following to be considered:</p> <p>Vehicular and pedestrian access is from the public highway (Harcourt Road) with access to the land being over an unadopted highway, meaning that the Blackpool Council as Highway Authority has no responsibility for the adopted highway. Access over the unadopted highway must be agreed with all frontages, in this instance, permission may be required for the owner/occupiers of the adjacent properties.</p> <p>Lighting to be provided.</p> <p>Parking provision is considered acceptable.</p> <p>I would advise that a surface treatment scheme be undertaken to the access road.</p> <p>The site is contained and the new unit can be built with little impact on Harcourt Road, however deliveries to site (during construction) and the need to connect the property to new utility supplies could be disruptive and an inconvenience to neighbours, not forgetting the that the public highway must be left in the state it is found, therefore, I consider it necessary to request a CMP condition to deal with these matters.</p>

		<p>Blackpool Services, Contaminated Land There is no historical data showing possible contaminative uses of the land, however the presence of the sub-station can possibly led to VOC's and other particulates within the soil. Confirmation required that there are no elevated levels of contamination are present within the ground conditions.</p> <p>United Utilities (Water) Conditional approval recommended</p> <p>Amendment to condition 5 ...no enlargement or other external alterations of the dwelling...</p>
17/0501	LAND TO REAR OF 14 – 20 OLIVE GROVE	<p>Head of Highways and Traffic Management:</p> <p>Objects to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. The access point is approx. 3100mm wide, which is sub-standard for two-way traffic movements resulting in conflict between vehicle travelling in opposite directions. This may result in vehicles having to reverse out onto the public highway onto Olive Grove which has a high demand for on-street parking. Regular reversing manoeuvres will be detrimental to highway safety. 2. The sub-standard width of the access road is also likely to conflict with pedestrians and there is no safe area for pedestrians to wait should this occur. 3. one car parking space per unit does not meet the parking standards. Lack of adequate spaces may lead to further demand on Olive Grove which would be a nuisance to existing residents. 4. The poor layout of the shared access for plot 2 and 3 could result in issues between future occupiers. 5. Bin storage is shown, the bin drag distance for future occupiers and waste collection operatives would exceed bin drag distances.

		<p>6. The turning head is sub-standard for large vehicles and no tracking plans have been provided.</p> <p>Addition to Reason 4 (Highlighted in Bold)</p> <p>Following a further site visit the fourth reason for refusal has been amended has been amended to further reflect the impact on the dwellings adjacent to the gable of Plot 1.</p> <p>The proposal would result in an overdevelopment of the site resulting in a detrimental impact on the amenities of adjoining residents by reason of “loss of day light, loss of sunlight, overshadowing,” loss of outlook, overbearing impact and visual intrusion. There will also be increased noise and disturbance from vehicular traffic accessing and egressing the site between No.'s 12 and 14 Olive Grove.</p>
<p>17/0453</p>	<p>LAND BOUNDED BY CORONATION STREET, ADELAIDE STREET AND TOWER STREET</p>	<p>The wording of Condition 13 has been amended as follows:</p> <p>The development hereby approved shall not be brought into use until a detailed scheme for on and off-site highway works have been approved and provided in accordance with a scheme to be submitted to and agreed by the Local Planning Authority. The submitted scheme shall include details of a drop-off and pick-up point on Coronation Street (unless agreed in writing by the Council acting as Highway Authority that such a facility could not be operated safely) and changes to the traffic light sequencing at the Coronation Street/Albert Road junction.</p> <p>Reason; In the interests of highway safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan, Part 1: Core Strategy 2012-2027.</p> <p>The wording has been changed as it is currently unclear whether a pick-up/drop-off point can be safely provided outside the development.</p>