

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:	Address:	Update:
17/0406	502 DEVONSHIRE ROAD	<p>Letters from the owner and manager in support of the application have been received confirming numbers in the home would increase from 20 to 25, referring to the residential appearance of the home, referring to the open visiting times and the availability of off street parking and referring to changes to the proposed application to mitigate any impact on the neighbours.</p> <p>Additional letters of support received from 199 Ashfield Road, 31 Dawlish Avenue, 1 Carlisle Grove and 5 Keats Close (two employees and 2 people who have relatives at the home) referring to the homely atmosphere, the quality of care, the benefit of providing all single rooms and the availability of off street car parking</p>
17/0503/ 17/0504	26-30 ABINGDON STREET	<p>An up-date will be given at the meeting re: proposed removal of the railings on Edward Street as discussions are still on-going.</p> <p>Additional condition- Notwithstanding the submitted plans and accompanying documents details of all materials to be used on the external elevations, including replacement windows, doors, roller shutter and roof top cladding, shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.</p> <p>Reason: Reason: In the interests of the appearance of the building and the locality, in accordance with Policies LQ1, LQ2, LQ4 and LQ10 of the Blackpool Local Plan</p>

Blackpool Council

		2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.
17/0652	UNITY ACADEMY, WARBRECK HILL ROAD	<p>An updated acoustic report has been received which seeks to demonstrate that the proposal would not cause a noise nuisance to local residents. The applicant has agreed to a reduction in the hours of use to cease the use of the pitch at 9.30 pm on Mondays to Fridays. An amendment to condition 4 is therefore recommended –</p> <p><i>The use and floodlighting of the pitch(es) shall be restricted to the hours of 9am to 9.30pm Mondays to Fridays and 9am to 6pm on Saturdays, Sundays and Bank Holidays.</i></p> <p><i>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.</i></p>
17/0702	FORMER K BOOCOCK and CO LTD, COLERIDGE ROAD	<p>The applicant has produced a power point presentation which is appended to the update note. The applicant proposes to use this as a basis of his 5 minute address to members of the Committee.</p> <p>A consultee response has been received from the Council's Environmental Protection team. This states that details of any externally mounted machinery such as air conditioning plant must be submitted and agreed prior to installation. It is also recommended that a condition be imposed to limit noise levels at the nearest sensitive premises. As such, it is considered appropriate to impose the following two additional conditions:</p> <p><i>No external plant or machinery shall be installed at the premises unless the details of the location, appearance and technical specification (including noise level) of the equipment has been submitted to and agreed in writing by the Local Planning Authority. The plant or machinery shall then be installed in full accordance with the agreed details and thereafter maintained as such.</i></p> <p><i>Reason: In order to safeguard the residential amenities or the occupants of nearby sensitive premises from potential noise nuisance in accordance with the provisions of paragraphs 17 and 123 of the NPPF, Policy CS7 of the Core Strategy 2012-2027 and Saved Policy BH3 of the</i></p>

File name: \$s4huowwr.doc1117

Updated:

		<p><i>Blackpool Local Plan 2001-2016.</i></p> <p><i>The following standards are to be met at the nearest noise sensitive premises in line with current World Health Organisation guidelines at all times when the use hereby approved is in operation:</i></p> <p><i>LAeq 50dB 16hrs – façade level, day time – 0700-2300</i> <i>LAeq 45db 8hrs – façade level, night time – 2300-0700</i> <i>LAfmax 60db 8hrs – façade level, night time – 2300-0700</i> <i>LAfmax 60db 4hrs – façade level, evening – 1900-2300</i></p> <p><i>Reason: In order to safeguard the residential amenities or the occupants of nearby sensitive premises from potential noise nuisance in accordance with the provisions of paragraphs 17 and 123 of the NPPF, Policy CS7 of the Core Strategy 2012-2027 and Saved Policy BH3 of the Blackpool Local Plan 2001-2016.</i></p> <p>An amended internal layout plan has been submitted. This shows the entrance lobby and the space formally marked as an office on the ground floor combined to provide one area. The plan also indicates the provision of two staggered walls behind the existing roller shutter door. The intention is that these barriers would enable easy bicycle access whilst providing some screening and noise attenuation.</p> <p>The applicant’s proposed business model and intended approach is noted and understood. However, it is not possible for the use of the premises to be restricted to this extent. The use proposed would classify as a gym or fitness centre within Class D2 of the Use Classes Order. The Council must ensure that the layout of the building is appropriate for a general use under this classification. The staggered walls proposed would be unlikely to provide adequate noise attenuation for a mainstream gym use. The conditions recommended by the Council’s Environmental Protection team are noted, but it is best practice to design against potential impact rather than rely upon reactive mechanisms such as the statutory nuisance legislation. On this basis, some form of double door system is considered necessary. As such, it is recommended that condition 8 as set out in the officer report be retained.</p> <p>An additional representation raising objection against the application on parking has been received. This issue is addressed in the officer report.</p>
--	--	---

Blackpool Council

		An email of general support for the scheme from Councillor Don Clapham has been submitted.
--	--	--