

Report to:	PLANNING COMMITTEE
Relevant Officer:	Gary Johnston, Head of Development Management
Date of Meeting	23 January 2018

PLANNING/ENFORCEMENT APPEALS DETERMINED/ LODGED

1.0 Purpose of the report:

1.1 The Committee is requested to note the planning and enforcement appeals lodged and determined.

2.0 Recommendation(s):

2.1 To note the report.

3.0 Reasons for recommendation(s):

3.1 To provide the Committee with a summary of planning appeals for information.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

3.4 None, the report is for information only.

4.0 Council Priority:

4.1 The relevant Council Priority is 'The Economy: maximising growth and opportunity across Blackpool'

5.0 Background Information

5.1 Planning/Enforcement Appeals Determined

5.2 21 (PRIMROSE HOUSE NURSERY) DEVONSHIRE ROAD, BLACKPOOL (17/0061)

5.2.1 An appeal was submitted by Mr Anthony Brocklebank (Quality Childcare Ltd) against the decision of Blackpool Borough Council to refuse planning permission for the use of first floor as a nursery in conjunction with existing children's day nursery at ground floor; increase in number of children by 26 to 62 in total; formation of new vehicular access to Devonshire Road to provide a drop off area; and closure of Manchester Road access (except in emergencies). **APPEAL DISMISSED**

5.2.2 Main Issues

The main issues in the appeal were the effect of the proposed development on:

- Highway and pedestrian safety; and
- The living conditions of nearby residents with particular regard to noise, disturbance, and the availability of on-street parking.

5.2.3 On the first issue the Inspector concluded that the development would be detrimental to both highway and pedestrian safety. As such, it would not accord with Policy AS1 of the Blackpool Local Plan 2001 – 2016 (adopted June 2006) (Blackpool Local Plan) which seeks to ensure that developments provide convenient, safe and pleasant pedestrian access, as well as safe and appropriate access to the road network.

5.2.4 On the second issue the Inspector concluded that the development would cause unacceptable harm to the living conditions of nearby residents both in terms of noise and disturbance, and the availability of on-street parking. Accordingly, it would be contrary to Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy (2012 – 2027) (adopted January 2016) and Policies BH3 and BH4 of the Blackpool Local Plan which seek to ensure that new developments do not adversely affect the amenities of nearby residents and potential occupiers, and are not detrimental to public health and safety.

5.2.5 A copy of the Inspector's decision dated 14 December 2017 is attached as Appendix 3(a).

5.3 Planning/Enforcement Appeals Lodged

5.3.1 WINDMILL SERVICE STATION, PRESTON NEW ROAD (17/0011)

5.3.2 An appeal has been submitted by Rontec Service Stations A1 Ltd against the refusal

of planning permission by Blackpool Borough Council for the erection of a single storey building to form a drive through coffee shop to the rear of existing petrol filling station utilising existing access and egress, with associated landscaping, bin and cycle stores and parking for 25 cars, following demolition of existing residential caravan park.

5.4 HARRY FEENEY, VICARAGE LANE (17/0429)

5.4.1 An appeal has been submitted by Harry Feeney against the refusal of advertisement consent by Blackpool Borough Council for the retention of free standing, double sided, internally illuminated sign on forecourt.

5.5 Does the information submitted include any exempt information? No

5.6 List of Appendices:

5.6.1 Appendix 3(a): Letter from the Planning Inspectorate dated 14 December 2017.

6.0 Legal considerations:

6.1 None

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 None

10.0 Risk management considerations:

10.1 None

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 None

13.0 Background papers:

13.1 None