

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 23 JANUARY 2018

Present:

Councillor L Williams (in the Chair)

Councillors

Humphreys	Jackson	Robertson BEM
Hutton	O'Hara	D Scott

In Attendance:

Mr Lennox Beattie, Executive and Regulatory Support Manager

Mr Ian Curtis, Legal Officer

Mr Gary Johnston, Head of Development Management

Mr Latif Patel, Network Planning and Projects Manager

Mr Mark Shaw, Principal Planning Officer

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 19 DECEMBER 2017

The Planning Committee considered the minutes of the last meeting held on 19 December 2017.

Resolved:

That the minutes of the meeting held on 19 December 2017 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee received the report of the Head of Development Management to provide an update on planning and enforcement lodged and determined.

The decision of the Planning Inspectorate to dismiss an appeal by Mr Anthony Brocklebank against the Council's decision to refuse planning permission to extend the existing day nursery to the upper floor and formation of a new vehicular access as summarised in the decision of the Inspector on 14 December was presented to the Committee.

The two recent planning appeals lodged in respect of Planning Application 17/0011: Windmill Service Station and Planning Application 17/0429 Harry Feeney, Vicarage Lane were also reported to the Committee.

Resolved:

To note the report on planning and enforcement appeals lodged and determined.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 23 JANUARY 2018

4 PLANNING ENFORCEMENT UPDATE REPORT

The Committee received a report from the Service Manager, Public Protection giving a summary of planning enforcement action during December 2017 with Blackpool.

The report stated that 20 new cases have been registered for investigation, 12 cases had been resolved by negotiation without recourse to formal action and 33 cases were closed. There had also been no enforcement notices, s215 notices or Community Protection Notices served during the period of December 2017.

The report provided for members comparative figures for the same period in 2016.

Resolved:

That the report be noted.

5 PLANNING APPLICATION AND APPEALS PERFORMANCE

The Committee received an update on the Council's performance in relation to determined planning applications and in relation to government guideline targets. The performance statistics were noted and it was considered that it was particularly positive that during period of the report that 100% of both major and minor applications were dealt with within the specified government target time limits.

Resolved:

To note the report.

6 PLANNING APPLICATION 17/0466 - LAND AT WARREN DRIVE, BLACKPOOL

The Planning Committee considered application 17/0466 for the erection of 86 dwellings with associated open space and landscaping and formation of new access to Warren Drive at Land at Warren Drive.

Mr G Johnston, Head of Development Management, introduced the planning application and provided an update to the Committee. He reminded members that the application had been deferred at the last meeting to enable further consultation with United Utilities and the Local Flood Management Authority in response to the recent flooding event. Following the further consultation it remained the case that neither organisation had an objection to the application. He expressed his view as an officer that on balance the application should be approved.

Mr Leary and Mr Kennaugh, local residents, both spoke in objection to the application and highlighted concerns regarding the recent flooding event, concerns as to the capacity for the local roads to deal with the additional car journeys generated and concerns at the removal of open space and any associated impact on wildlife in the area.

Mr Paul Sedgwick, Applicant's agent, accompanied by Mr Phil Wooliscroft, Highways Engineer, spoke in support of the application and explained that the applicant had

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 23 JANUARY 2018

worked with the Council's planning officers to bring a suitable application and felt that this was the case.

The Ward Councillors, Councillors Callow and Mrs Callow from Bispham Ward and Councillors Galley and T Williams of Anchorsholme Ward all spoke in objection to the application. They highlighted concerns regarding the potential for flooding especially given local residents' recent experiences and there would be significant additional pressure on the transport network.

In response to questions from the Committee, Mr Latif Patel from Highways highlighted that while a number of issues had been resolved it remained the Highways department view that the application would still have a significant negative impact on traffic in the area.

The Committee considered carefully all the evidence before it. It considered that there were significant concerns regarding the application. Namely that it would be detrimental to highway and pedestrian safety in that it would generate additional traffic movements on a busy distributor road and in particular it would cause congestion and be detrimental to safe pedestrian movements at the roundabout junction of Warren Drive and North Drive.

The Committee also considered notwithstanding the representations received from United Utilities that the application and notably the introduction of additional hard surfacing would exacerbate the existing problems of flooding in the locality to the detriment of existing local residents.

The Committee also considered that the proposed development would be contrary to paragraphs 14, 17 and 47-52 of the National Planning Policy Framework in that the Council had no need to release the land for housing as it had a five year supply of housing land and the proposed development would be detrimental to wildlife through the loss of an area of natural scrub that is connected to a wider area of open space.

The Committee felt that these concerns would not be mitigated by the imposition of the proposed conditions nor could they be addressed by the imposition of further conditions. It therefore agreed that the application should be refused.

Resolved:

That the application be refused for the reason set out in the Appendix to the minutes.

7 PLANNING APPLICATION 17/0640 - 44-46 QUEENS PROMENADE, BLACKPOOL

The Planning Committee considered application 17/0640 for the single storey side extension to form sports bar at 44-46 Queens Promenade.

Mr Nigel Seddon and Mr Ian White both spoke in objection to the application. They highlighted concerns with noise nuisance and the impact of smoking outside the premises on residents of the neighbouring Elgin Hotel.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 23 JANUARY 2018

Mr Chris Hermolle, Applicant's Agent, spoke in support of the application.

The Committee considered the evidence put before it and concluded that the proposed side extension would have a significantly detrimental impact on the visitor amenities of the adjoining Elgin Hotel and on the character and amenities of the wider area by virtue of its size, design, layout, cumulative width relative to the plot size, close proximity to the common boundary and associated activity, including noise levels, externally in and around the premises late into the evening/ early hours of the morning.

The Committee felt that these concerns would not be mitigated by the imposition of the proposed conditions nor could they be addressed by the imposition of further conditions. It therefore agreed that the application should be refused.

Resolved:

That the application be refused for the reasons set out in Appendix to the minutes.

Chairman

(The meeting ended 8.00 pm)

Any queries regarding these minutes, please contact:
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