



App No: 17/0466 **Decision :** Refuse
Decision Date : 23-Jan-18

Location : LAND AT WARREN DRIVE, BLACKPOOL, FY5 3TG

Proposal : Erection of 86 dwellings with associated open space and landscaping and formation of new access to Warren Drive.

Conditions & Reasons

- 1 The proposal 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. As such the proposed development would be contrary to paragraphs 14, 17 and 32 of the National Planning Policy Framework and Policies AS1 and AS2 of the Blackpool Local Plan 2001-2016
- 2 The proposed development is located within an area at risk of flooding and the proposed development through the introduction of additional hard surfacing would exacerbate the existing problems of flooding in the locality to the detriment of existing local residents. As such the proposed development would be contrary to paragraphs 14, 17 and 100-104 of the National Planning Policy Framework and Policy CS9 of the Blackpool Local Plan Part 1 : Core Strategy 2012-2027
- 3 The proposed development would be contrary to paragraphs 14, 17 and 47-52 of the National Planning Policy Framework in that the Council has no need to release the land for housing as it has a five year supply of housing land at the present time.
- 4 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. As such the proposed development would be contrary to paragraphs 14, 17 and 109 of the National Planning Policy Framework, Policy NE7 of the Blackpool Local Plan 2001-2016 and Policy CS6 of the Blackpool Local Plan Part 1 : Core Strategy 2012-2027
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ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 187)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case there are considered factors which conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan Part 1 : Core Strategy 2012-2027 and the Blackpool Local Plan 2001-2016,

App No: 17/0640 **Decision :** Refuse
Decision Date : 23-Jan-18

Location : 44-46 QUEENS PROMENADE, BLACKPOOL, FY2 9RW

Proposal : Erection of single storey side extension to form sports bar.

Conditions & Reasons

- 1 The proposed side extension would have a significantly detrimental impact on the amenities of people staying in 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 proposal would therefore be contrary to paragraphs 17 and 123 of the National Planning Policy Framework, Policies LQ14, BH3 and BH4 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.
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ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 187)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case there are considered factors which conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan Part 1 : Core Strategy 2012-2027 and the Blackpool Local Plan 2001-2016,