
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:
18/0122	296-298 Highfield Road, Blackpool	Attached is a letter of support from the applicant for his proposed new shop front.
18/0202	Land at Festival Leisure Park, Rigby Road, Blackpool	<p>Members will be aware that this application is recommended for refusal based on the applicant's failure to comply with the sequential test and based on the design of the building.</p> <p>A meeting was held between planning officers and the applicant's team on Monday 11 June 2018 and the disputed issues were discussed at length.</p> <p>The applicant has now requested that the application be deferred for consideration by the Committee at its next meeting on 17 July 2018 and has undertaken to do the following work:</p> <ul style="list-style-type: none"> • Explain why the existing parking arrangements at the Preston city centre bingo hall are not viable and how parking is managed at other sites; • Provide a demographic profile of patrons; • Explain why it would be unreasonable for patrons to use the public parking provision around the former Apollo 2000 site; • Demonstrate that the former Apollo 2000 site would be unsuitable to accommodate the scale of development proposed; • Demonstrate that the costs of reconfiguring

		<p>the former BHS unit would be prohibitive and that the current layout would be unworkable for the use proposed;</p> <ul style="list-style-type: none">• Provide an analysis of the potential impact on the existing town centre leisure sector• Reconsider the dressing of the Salhouse Road elevation and options to break-up the massing through design• Reconsider the corner treatment at the junction of Rigby Road and Salhouse Road <p>It was agreed at the meeting that there is no requirement for the proposed drive-thru to be considered separately if the proposed bingo hall can pass the sequential test.</p> <p>Based on the discussions in the meeting it is expected that the applicant will be able to demonstrate compliance with the sequential test.</p> <p>The concerns raised regarding the appearance of the building can also be addressed and the applicant has committed to reconsidering the design and providing amended plans.</p> <p>Paragraphs 14 and 17 of the National Planning Policy Framework set out a presumption in favour of sustainable development and expect the planning system to work proactively with applicants to secure sustainable economic development. On this basis, Members are now respectfully recommended to defer consideration of this application until the Committee meeting due to be held on 17 July 2018 in order to allow the applicant to address the concerns raised. The applicant has agreed to an extension of time to facilitate this.</p>
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