

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:
18/0202	Land at Festival Leisure Park, Rigby Road, Blackpool	<p>The Council’s Building Control team has verbally confirmed that the use of the basement of the former BHS unit by the number of customers that would be expected for a bingo session would require the provision of additional emergency escape routes. This would be costly to provide and would affect existing businesses on the ground floor that would be unlikely to agree to the works.</p> <p>The Council’s Growth and Prosperity team has confirmed that the works required in the basement would require the ground floor to be vacated. The floor would have to be opened up to insert structural beams and supporting elements. Columns would either have to be replaced or significantly enhanced to take the new loading. Substantial improvements to the foundations would be required to accommodate the new loading pattern. Whilst the quoted costs cannot be verified without an assessment of detailed design, it is accepted that the construction costs would be high.</p> <p>With regard to the estimated compensation payments, it is agreed that the works would require the temporary displacement of the ground floor tenants and closure of the car park. This would also have a wider economic impact on businesses whose customers use this parking provision. Notwithstanding the potential costs, it is questioned if vacant possession could be obtained mid-lease.</p> <p>It light of the advice set out above, it is accepted that the requirements for emergency exit provision, and the costs</p>

		<p>and implications of removing the columns in the basement are a reasonable basis on which to discount this site as a suitable alternative.</p> <p>The proposal therefore satisfies the sequential test.</p> <p>Since the publication of the agenda the Head of Highways and Traffic has raised a concern that the reduction in car parking spaces would have an adverse impact on surrounding areas at peak times such as when a bingo session coincides with a blockbuster release. There is concern that patrons would seek to park on street causing a nuisance to residents and a highway safety issue on Rigby Road. This concern is based on observations at another Bingo 3000 site.</p> <p>The Head of Highways and Traffic has requested that £10k funding be secured and held for 3 years for use in the event that parking issues arise. The funds would be repaid if not found to be necessary. In the event that funding was not provided and parking did become an issue, the Local Highway Authority would not have the resources to provide a solution.</p> <p>Whilst the Head of Highways and Traffic’s concerns are acknowledged, the applicant has undertaken parking surveys and provided evidence to demonstrate that the parking provision proposed would be sufficient to serve the development proposed. This information has been accepted by the Council’s highways team as reported in the officer assessment. On this basis, it is not considered that a request for ‘just-in-case’ funds could be justified.</p>
18/0214	Land at 64 Preston Old Road, Blackpool	Additional letter of representation from Mrs Sexton of 3 Crosby Grove, Blackpool is appended to the update note. The letter to Mrs Sexton regarding speaking at Planning Committee was sent out on 6 July 2018. Other issues raised are covered in the assessment part of the Committee Report