

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 17 JULY 2018

Present:

Councillor L Williams (in the Chair)

Councillors

D Coleman
Humphreys

Hutton
Jackson

O'Hara
Robertson BEM

Stansfield

In Attendance:

Mrs Bernadette Jarvis, Senior Democratic Governance Adviser

Mr Gary Johnston, Head of Development Management

Mrs Clare Lord, Legal Officer

Miss Susan Parker, Senior Planning Officer

Mr Latif Patel, Network Planning and Projects Manager

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 20 JUNE 2018

The Committee considered the minutes of the last meeting held on 20 June 2018.

Resolved: That the minutes of the meeting held on 20 June 2018 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee noted that an appeal has been lodged by Lovell Partnerships Limited against the refusal of planning permission for the erection of 86 dwellings with associated open space and landscaping and formation of new access to Warren Drive.

Mr Johnston advised the Committee that the neighbours of Warren Drive and Ward Councillors of Anchorsholme and Norbreck Wards had been notified of the appeal. No date had yet been arranged for the Public Inquiry but it was anticipated that it would be held in October 2018. Mr Johnston agreed to notify Committee Members of the date of the Public Inquiry at the earliest opportunity.

In response to a question from the Chairman, Mr Johnston confirmed that Committee Members were able to attend the Public Inquiry.

Resolved: To note the planning appeal lodged.

4 PLANNING ENFORCEMENT UPDATE REPORT - MAY 2018

The Committee considered a report detailing the planning enforcement activity

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 17 JULY 2018

undertaken within Blackpool during May 2018.

The report stated that 47 new cases had been registered for investigation, 12 cases had been resolved by negotiation without recourse to formal action and 17 cases were closed as there was either no breach of planning control found, no action was appropriate or it was not considered expedient to take action.

There had also been one s215 notice served during the period.

The report also provided comparative information for the same period last year.

Resolved: To note the outcome of the cases set out in the report and to support the actions of the Service Manager, Public Protection Department, in authorising the notices.

5 PLANNING APPLICATIONS AND APPEALS PERFORMANCE

Mr Johnston reported on a slightly poorer performance against the Government target in respect of speed of major development decisions. There had been two major development decisions in June, one of which related to permission for a development at Whyndyke Farm which had not been issued within the target deadline due to awaiting a Section 106 agreement and the absence of an extension of time agreement. The other major development had been determined within the target deadline.

Resolved: To note the report.

6 PLANNING APPLICATION 18/0202 LAND AT ODEON CINEMA, RIGBY ROAD, BLACKPOOL

The Committee considered planning application 18/0202 seeking permission for the demolition of the existing public house, relocation of the vehicular access and erection of a bingo hall (Use Class D2) and a drive-thru cafe/restaurant (Use Class A3) with associated reconfiguration of the existing car park and provision of new landscaping on the land at Odeon Cinema, Rigby Road, Blackpool.

Miss Parker, Senior Planning Officer, provided the Committee with an overview of the application and presented the site location, layout and elevational plans for the proposed development and an aerial view of the site. She also circulated computer generated images of the proposed development to Members. The Committee was reminded that the application had been deferred from the last meeting to allow the applicant the opportunity to address outstanding concerns relating to the design of the building and compliance with the sequential test. Miss Parker reported that the applicant had demonstrated that the sequential test had been met and that the amended design had now been considered acceptable and therefore the application had now been recommended for approval.

Mr Smith, the applicant's agent, spoke in support of the application. He reported his view on the benefits of the development in terms of employment opportunities and investment in the town. He also reported on the amendments to the building design to

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 17 JULY 2018

address concerns and referred to the reports submitted that demonstrated in his view that there would be no impact on the amenity of neighbouring residents from the proposed development.

The Committee considered the application and raised concerns regarding the impact on the amenity of local residents due to the reduction in parking spaces, the increased traffic flow and additional noise that would be generated due to the number of vehicles accessing/exiting the site. Further concerns were raised relating to the impact on the amenity of residents due to the size, scale and design of the proposed development and the inappropriateness of the location, particularly in relation to its close proximity to residential properties. Members also expressed concerns at the loss of a community facility in terms of the loss of the public house.

The Committee discussed the proposal made by the Head of Highways and Traffic as detailed in the Update Note for £10,000 funding to be secured and held for a period of three years to address future potential parking issues but did not consider that this would be adequate to alleviate the parking concerns.

Whilst the Committee acknowledged the benefits of the scheme in terms of providing employment opportunities, it considered that this did not outweigh the disadvantages of the proposal in terms of its impact on the amenity of local residents, on highway safety, design and loss of the public house. It considered that the proposed development conflicted with Policies LQ1, LQ4, BH3, BH21 and AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS12 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Resolved: That the application be refused for the reasons set out in the appendix to the minutes.

Background papers: Applications, plans and replies to consultations on the application.

7 PLANNING APPLICATION 18/0214 - LAND AT 64 PRESTON OLD ROAD, BLACKPOOL

The Committee considered planning application 18/0214 that sought outline planning permission for the erection of a single dwelling and associated detached garage with pedestrian access from Preston Old Road and vehicular access from Crosby Grove on the land at 64 Preston Old Road, Blackpool.

Mr Johnston, Head of Development Management, provided the Committee with an overview of the application, site location plans and an aerial view of the site. He advised that outline permission was being sought for access and layout of the proposed development. Mr Johnston reported on the proposed development in relation to the neighbouring properties. He acknowledged the parking concerns raised by the objectors to the application but highlighted the provision of the double garage and associated parking provision at the rear which could accommodate parking for four vehicles.

Mrs Sexton, a member of the public, spoke in objection to the application. She raised concerns on the impact of the proposal in terms of exacerbating the existing parking

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 17 JULY 2018

issues in the area, impact on her privacy and disruption from the construction of the development.

The Committee considered the application and questioned the adequacy of the parking provision for the number of cars stated in the officer's report and the suitability of the proposed turning circle. Concerns were raised in respect of the impact on the amenities of residents of nearby properties due to the potential increase in the existing parking issues on Crosby Grove. The Committee raised further concerns regarding the impact on the amenities of the residents of nearby properties due to the close proximity of the proposed dwelling to neighbouring properties. Members felt that the proposal would conflict with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies AS1 and BH3 of the Blackpool Local Plan 2001-2026

Resolved: That the application be refused for the reasons set out in the appendix to the minutes.

Background papers: Applications, plans and replies to consultations on the application.

Chairman

(The meeting ended 7.00pm)

Any queries regarding these minutes, please contact:
Bernadette Jarvis Senior Democratic Governance Adviser
Tel: (01253) 477212
E-mail: bernadette.jarvis@blackpool.gov.uk