

**Application Number 18/0202 – Land at Odeon Cinema, Rigby Road, Blackpool, FY1 5EP**

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.

**Decision:** Refuse

**Reasons:**

1. It is considered that insufficient car parking provision would be available on site to meet the needs of the uses proposed at peak periods. It is considered that this would result in patrons seeking to park on-street to the detriment of the amenities of nearby neighbours and highway safety. It is also considered that the variety of uses that would result on the site would generate additional traffic and that delays in leaving the site at peak times would lead to use of excessive speed on Rigby Road and Princess Street and that this would have a detrimental impact on highway safety. As such, the proposal would be contrary to the provisions of paragraphs 17 and 32 of the National Planning Policy Framework, Policy CS7 of the Local Plan Part 1: Core Strategy 2012-2027, and saved Policies BH3 and AS1 of the Blackpool Local Plan 2001-2016.
2. It is considered that the noise that would result from the operation of the uses proposed and from associated traffic and use of the car park would have an unacceptable impact on the amenities of nearby neighbours. As such, the proposal would be contrary to the provisions of paragraphs 17 and 123 of the National Planning Policy Framework, Policy CS7 of the Local Plan Part 1: Core Strategy 2012-2027, and saved Policy BH3 of the Blackpool Local Plan 2001-2016.
3. By virtue of the scale of the bingo hall building proposed in terms of its footprint, height and proximity to nearby residential properties, it is considered that this building would have an unacceptably over-bearing impact upon the occupants of these properties and thereby have an unacceptable impact upon their residential amenities. As such, the proposal would be contrary to the provisions of paragraphs 17 of the National Planning Policy Framework, Policy CS7 of the Local Plan Part 1: Core Strategy 2012-2027, and saved Policy BH3 of the Blackpool Local Plan 2001-2016.
4. The design, scale and detailing of the proposed bingo hall building is considered to be unacceptable in the context of the other commercial buildings on the Festival Leisure Park and the residential properties in the vicinity. As such, the proposal would be contrary to the provisions of paragraphs 17 and 64 of the National Planning Policy Framework, Policy CS7 of the Local Plan Part 1: Core Strategy 2012-2027, and saved Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

5. It is considered that the loss of the Swift Hound public house as a community facility would be unacceptable in the context of recent development in the immediate vicinity and the Council's strategic plans and objectives for the regeneration of the wider area as a more balanced and healthy local community. As such, the proposal would be contrary to the provisions of paragraphs 17 and 70 of the National Planning Policy Framework, Policy CS12 of the Local Plan Part 1: Core Strategy 2012-2027, and saved Policy BH21 of the Blackpool Local Plan 2001-2016.

6. ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK paragraph 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, which justify refusal.

**Application Number 18/0214– Land at 64 Preston Old Road, Blackpool, FY3 9PL**

Erection of single dwelling and associated detached garage with pedestrian access from Preston Old Road and vehicular access from Crosby Grove.

**Decision:** Refuse

**Conditions and Reasons:**

1. The proposed development would have an adverse effect on the amenities of the occupiers of properties on Preston Old Road and Crosby Grove by virtue of its proximity to the site boundaries and by virtue of increased comings and goings with the access being off Crosby Grove which is a narrow cul-de-sac which already experiences on street parking. As such the proposed development would be contrary to paragraph 17 of the National Planning Policy Framework, Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH3 of the Blackpool Local Plan 2001-2016.
2. The proposed development would mean that vehicles associated with 64 Preston Old Road would have to park in the highway to the detriment of highway and pedestrian safety and as such the proposed development would be contrary to Policy AS1 of the Blackpool Local Plan 2001-2016.

3. ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK paragraph 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, which justify refusal.