

Licensing Hearing Ruskin Hotel

18/10/18

Evidence Enclosed

Planning Permission for smoking balcony  
conditions NOT BEEN Adhered TO <sup>PLUS</sup> PHOTO  
mails to Nicky Todd Enforcement re-fire doors  
open.  
email to Carl Carrington planning re new  
extension use for residents only + Functions

Licence for Royal Alexandra Hotel. 74-78 Albert Rd  
Also owned by Tony Banks -  
with NO OUTSIDE MUSIC OF OFF SALES.  
Why does Ruskin need this?

video of fire doors open sent via email  
16/10/18.

Photo of door open to Smoking Shelter,  
Photo of Road Blocked.

From: jmorganj [REDACTED]  
To: nicky.todd <nicky.todd@blackpool.gov.uk>  
Subject: Re: Ruskin Hotel Albert road rear fire doors open again  
Date: Tue, 7 Aug 2018 7:01

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Thank you this is the second occasion and we have had lots of complaints from guests with young children.

j morgan

—Original Message—

From: Nicky Todd <nicky.todd@blackpool.gov.uk>  
To: Jmorgan [REDACTED]  
Sent: Mon, 6 Aug 2018 14:54  
Subject: RE: Ruskin Hotel Albert road rear fire doors open again

Good Afternoon Mr Morgan,

Thank you for your email, I have spoken with Licencing Enforcement Officer this morning and we are going to carry out a joint visit to the Ruskin Hotel and speak to him with regards to the fire doors being open.

Regards

Nicky Todd

Environmental Protection Officer

Tel – 01253 478318

Mobile – 07788353486

Public Protection Division | Community and Environmental Services Department | Blackpool Council |  
PO BOX 4 | Blackpool | FY1 1NA

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From: Jmorgan [REDACTED]  
Sent: 05 August 2018 00:00  
To: Nicky Todd  
Subject: Ruskin Hotel Albert road rear fire doors open again

[Download Attachment](#)  
[Available until 4 Sep 2018](#)

[Click to Download](#)

IMG\_1276.MOV

74.5 MB

Regards  
J morgan

Sent from my iPhone

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<http://www.blackpool.gov.uk/EmailDisclaimer/> This message has been scanned for inappropriate or malicious content as part of the Council's e-mail and Internet policies.

# Blackpool Council

Town and Country Planning Act 1990  
Town and Country Planning General Regulations 1992

## PLANNING PERMISSION

This permission does not grant approval under Building Regulations

### PART 1 : PARTICULARS OF DEVELOPMENT

**PROPOSAL:** Erection of first floor balcony with canopy over on side elevation to form smoking shelter.

**LOCATION:** RUSKIN HOTEL, 55-61 ALBERT ROAD, BLACKPOOL, FY1 4PW

**DATE OF APPLICATION:** 04/05/17

**APPLICATION NUMBER:** 17/0320

### PART 2 : PARTICULARS OF DECISION

Blackpool Borough Council as Local Planning Authority gives notice that PERMISSION HAS BEEN GRANTED for the development referred to in Part 1 in accordance with the application and plans submitted subject to the following conditions (if any) :

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

Location Plan stamped as received by the Council on 4th May 2017

Drawing numbered B/17/62/02 Revision A (19/06/2017)

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

- 3 The balcony/smoking shelter shall not be used outside the hours of 09.00 - 23.30 (Daily).



Planning Officer  
P17 Box 17  
Carnegie Library Street  
Blackpool, FY1 1Y7

Contact  
Tel: 01253 426 200  
Fax: 01253 426 201  
E: [planning@blackpool.gov.uk](mailto:planning@blackpool.gov.uk)

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 4 No furniture (including seating and tables) shall be allowed on the balcony/smoking shelter at anytime.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

#### **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 as evidenced on the application assessment sheet which can be viewed on the Council's website.

#### **THE PLANS TO WHICH THIS DECISION RELATES**

See condition 2 of this permission

Location Plan stamped as received by the Council on 4th May 2017

Drawing numbered B/17/62/02 Revision A (19/06/2017)

#### **ADVICE NOTES TO DEVELOPER**

Advice about the Building Regulations can be obtained from the Planning Department's Building Control Division, either by writing to the address shown above or by telephoning (01253) 476219.

DATE OF DECISION : 23/06/2017

Signed:

G Johnston

HEAD OF DEVELOPMENT MANAGEMENT



Name and address of Applicant

Mr T Banks  
BLACKPOOL PROMOTIONS LTD  
VINE COTTAGE  
211 MIDGELAND ROAD  
BLACKPOOL  
FY4 5HU

Name and address of Agent (if any):

Mr R Newman  
RDJ Creative  
34 Caryl Road  
St Annes  
Lancashire  
FY8 2QB

## DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2010

### PART 2

#### TOWN AND COUNTRY PLANNING ACT 1990

**Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions *(To be endorsed on notices of decision)***

##### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using the appropriate form, for this appeal you will need to complete the Planning Appeal Form, which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.gov.uk/appeal-planning-inspectorate](http://www.gov.uk/appeal-planning-inspectorate). When you request the form you must state which form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

##### **Purchase Notices**

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

# Blackpool Council

## APPROVAL OF DETAILS / DISCHARGE OF CONDITIONS

This note explains a recent change in the way conditions on the attached planning permission granted in Blackpool will be discharged.

In April 2008 a number of changes were introduced by the Government including provision for charging a fee to discharge the conditions imposed on planning permissions. As from 1<sup>st</sup> August 2008 Blackpool Council has made this change which involves a £28 fee to discharge one (or more) conditions imposed on a householder planning permission and £97 to discharge one (or more) conditions imposed on a non-householder planning permission. The charge is imposed for each request to discharge, and allows for several conditions to be dealt with in one go whilst only incurring the single charge.

The fee should be submitted at the same time as the details to discharge the condition(s) and in the absence of the appropriate fee no response by the Council can be given.

Please note that the commencement of the development or first use/ occupation of the development without first having all relevant conditions discharged would mean that the development itself is unauthorised and may be liable to subsequent enforcement proceedings.

Head of Planning  
Blackpool Council  
PO Box 17  
Town Hall  
Corporation Street  
Blackpool  
FY1 1LZ

Email: [planning@blackpool.gov.uk](mailto:planning@blackpool.gov.uk)

Website: [www.blackpool.gov.uk](http://www.blackpool.gov.uk)

Planning Department



e-mail: [planning@blackpool.gov.uk](mailto:planning@blackpool.gov.uk)

# Blackpool Council

## PLANNING AND BUILDING CONTROL

### THE NEXT STEP .....BUILDING REGULATIONS APPROVAL

Now that you have received Planning Permission please note that a Building Regulations Application may be required, dependent on the nature of the work.

Please contact our helpful Building Control Team to discuss your proposals. We will be please to give advice and a quote for providing the Building Control Service.

BUILDING CONTROL DIVISION  
PLANNING DEPARTMENT  
PO BOX 17  
CORPORATION STREET  
BLACKPOOL  
FY1 1LZ

*"Blackpool Building Control  
prides itself on its proactive  
customer focussed approach"*

Tel: 01253 476219 or 476334  
Fax: 01253 476201  
Email: [building.control@blackpool.gov.uk](mailto:building.control@blackpool.gov.uk)





From: Jmorgan [REDACTED]  
To: Nicky Todd <nicky.todd@blackpool.gov.uk>; tim.coglan <tim.coglan@blackpool.gov.uk>;  
talbotwardassoc <talbotwardassoc@hotmail.co.uk>  
Subject: Ruskin Hotel Albert road  
Date: Thu, 16 Aug 2018 23:22  
Attachments: IMG\_1287.jpeg (50K)

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Patio furniture in the smoking area contrary to the planning regulations.  
Please advise on your enforcement action.

Regards  
Jmorgan  
[REDACTED]

Sent from my iPhone

1 Attached Images



From: jmorganj [REDACTED]  
To: carl.carrington <carl.carrington@blackpool.gov.uk>  
Subject: Re: the ruskin hotel  
Date: Mon, 20 Aug 2018 14:08

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Thank you for your response and I hope you had a good holiday, just to clarify the matter it is intended for residents of the Ruskin Hotel Only unless they are attending a pre arranged function therefore other guests from other hotels including his own on Albert Road would not be allowed in the function room only the public bar. Please clarify this point.  
Regards

j morgan

-----Original Message-----  
From: Carl Carrington <carl.carrington@blackpool.gov.uk>  
To: [REDACTED]  
Sent: Mon, 20 Aug 2018 9:50  
Subject: RE: the ruskin hotel

Hi

Apologies, I'm just back off a week's leave, hence the late response. Firstly, in theory, 90 rooms equates to around 180 guests, so a venue big enough for 250 isn't overly large. The condition indicates that the venue is primarily for the use of residents but can be used by non-residents for specific meetings or functions (wedding receptions are a good example).

Hope this helps.

Carl

From: [REDACTED]  
Sent: 14 August 2018 15:08  
To: Carl Carrington  
Subject: the ruskin hotel

Hi Carl,

As you may have seen in the gazette the article says "The plans for a large bar area were considered acceptable as they are "typically town centre uses", while conditions would be imposed to ensure the function room was not used as a separate entity to the main hotel.

Read more at: <https://www.blackpoolgazette.co.uk/news/eyesore-blackpool-hotel-set-for-six-figure-investment-1-9294568>

what does this restriction mean is it only available for the residents of the ruskin/ grovenor hotel only as the article states there are a total of 90 bedrooms combined but the venue seats 250 so an explanation of the conditions would be appreciated.

Regards

J Morgan  
[REDACTED]

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From: Jmorgan [REDACTED]  
Subject: Road blocked rear of Ruskin hotel  
Date: 16 Oct 2018 at 12:48:40  
To: [REDACTED]



Sent from my iPhone

[You are here](#) » [Home](#) » [Licensing Act Premises Search](#) » [Detail](#) » [Application](#)

Licensing Act 2003 - Premises Licence Register as at 14:57 on 13 October 2018

## Royal Alexandra Hotel

74 - 78 Albert Road, Blackpool, Lancashire, FY1 4PR

Completed application 072202 which is a Change of Supervisor for Premises Licence from 11/10/2017 to indefinite

### Applicant(s)

Full Name: Mr Anthony Banks

### Designated Premises Supervisor

Full Name: Mr Phillip David Virgo

### Permitted Activities

- a performance of live music
- any playing of recorded music
- a performance of dance
- entertainment of a similar description to that falling within a performance of live music, any playing of recorded music or a performance of dance
- provision of late night refreshment
- the supply of alcohol

### Premises Open Hours Requested

Monday - Sunday

Time From	Time To
11:00	01:00

### Activities - Times Requested

#### E. Performance of live music (Indoors)

Monday - Sunday

Time From	Time To
11:00	01:00

#### F. Playing of recorded music (Indoors)

Monday - Sunday

11:00	01:00
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#### G. Performance of dance (Indoors)

Monday - Sunday

11:00	01:00
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#### H. Entertainment of a similar description to that falling within E, F, or G (Indoors)

Monday - Sunday

11:00	01:00
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#### I. Late night refreshment (Indoors)

Monday - Sunday

23:00	01:00
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#### J. Supply of alcohol for consumption ON the premises only



Monday - Sunday

11:00

01:00

## Additional Conditions

[Additional Conditions-1](#)

[Additional Conditions-2](#)

[Additional Conditions-3](#)

[Additional Conditions-4](#)

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