

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 5 FEBRUARY 2019

Present:

Councillor L Williams (in the Chair)

Councillors

D Coleman	Humphreys	Jackson	Stansfield
Critchley	Hunter	Robertson BEM	

In Attendance:

Mr Carl Carrington, Head of Planning, Quality and Control
Mr Ian Curtis, Legal Officer
Mrs Bernadette Jarvis, Senior Democratic Governance Adviser
Mr Gary Johnston, Head of Development Management
Ms Susan Parker, Senior Planning Officer
Mr Latif Patel, Network Planning and Projects Manager

Also Present:

Councillor Smith, Talbot Ward Councillor

1 DECLARATIONS OF INTEREST

Councillor Stansfield declared a prejudicial interest in Agenda Item 8, Planning Application 18/0156 – 411 Midgeland Road Blackpool. The nature of the interest being that since the last Planning Committee meeting he had been contacted by a significant number of residents regarding the application and in view of this now considered that his interest had become prejudicial.

Councillor L Williams declared a personal interest in Agenda Item 9 relating to Planning Application 18/0612 – 118 Adelaide Street, Blackpool. The nature of the interest being that she was a Council appointed Non-Executive Director of Blackpool Entertainment Company Limited.

Councillor Jackson declared a personal interest in Agenda Item 9 relating to Planning Application 18/0612 – 118 Adelaide Street, Blackpool. The nature of the interest being that he was a Council appointed Non- Executive Director of Blackpool Entertainment Company Limited.

2 MINUTES OF THE MEETING HELD ON 11 DECEMBER 2018

The Committee considered the minutes of the last meeting held on 11 December 2019.

Resolved: That the minutes of the meeting held on 11 December 2019 be approved and signed by the Chairman as a correct record.

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3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee noted that an appeal against the Council's decision to refuse planning permission for the erection of a three bedroom dwelling on the land to the rear of 5 Aylesbury Avenue, Blackpool had been dismissed by the Planning Inspectorate.

It also noted that there had been no planning/enforcement appeals lodged since the last meeting.

Resolved: To note the planning and enforcement appeals lodged and determined.

4 PLANNING ENFORCEMENT UPDATE REPORT - NOVEMBER 2018

The Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during November 2018.

The report stated that 21 new cases had been registered for investigation, 10 cases had been resolved by negotiation without recourse to formal action and 23 cases had been closed as there was either no breach of planning control found, no action was appropriate or it was not considered expedient to take action.

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 ENFORCEMENT UPDATE REPORT - DECEMBER 2018

The Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during December 2018.

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

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.

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6 PLANNING APPLICATIONS AND APPEALS PERFORMANCE

Mr Johnston, Head of Development Management, presented the planning applications and appeals performance report. He referred to the performance figures against Government targets for the determination of planning applications for December 2018 that showed 100% performance for major development decisions and 94% for minor development decisions. He also reported on the performance for the last quarter of 2018, which showed 100% performance for major development decisions and 92% for minor development decisions. The performance for the calendar year from 1 January 2018 to 31 December 2018 was also reported as 95% for major development decisions and 96% for minor development decisions.

In response to a question from the Committee, it was noted that the financial year 1 April to 31 March was the period used for the submission of performance returns to the Ministry of Housing Communities and Local Government.

Resolved: To note the report.

7 LIST OF BUILDINGS OF LOCAL ARCHITECTURAL AND/OR HISTORIC INTEREST

Mr Carrington, Head of Planning Quality and Control presented the report requesting the recommendation for formal adoption of Jubilee Gardens, Queens Promenade and 93 Poulton Old Road onto the List of Buildings of Local Architectural and/or Historic Interest ('Local List').

The Committee was advised that nominations for the above assets to be adopted onto the Local List had been submitted by public organisations. Mr Carrington confirmed that both nominations had been reviewed by an expert panel to ensure that the sites met the criteria for local listing and the panel had deemed them both worthy of nomination.

Resolved: To recommend the adoption of Jubilee Gardens and 93 Poulton Old Road onto the Local List by the relevant Cabinet Member.

8 PLANNING APPLICATION 18/0156 - 411 MIDGELAND ROAD, BLACKPOOL

The Committee considered planning application 18/0156 requesting permission for the use of land at 411 Midgeland Road as a traveller caravan site for two caravans and one chalet; use of existing two storey building for communal facilities, provision of four car parking spaces and associated landscaping.

Mr Johnston, Head of Development Management, provided the Committee with an overview of the application and presented an aerial view of the site and the site layout and location plans. He advised that the application site was within the designated Marton Moss Strategic Site as set out in the Council's Core Strategy.

Members of the Committee were reminded that consideration of the application had been deferred from the previous meeting to enable officers to provide information on the current status of the site. Mr Johnston referred the Committee to the report on the Agenda that provided information on the outcome of a site visit undertaken on 17 January 2019. He also referred to the Fylde Coast Gypsy and Traveller and Travelling

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Showpeople Accommodation Assessment that had been undertaken by the Council in conjunction with Wyre and Fylde Borough Councils that had identified the requirement for an additional two gypsy and traveller sites within Blackpool and advised that this application, if approved, would partially fulfil the requirement by providing one of the two required sites.

Mr Johnston also highlighted the sites that had been allocated in Part 2 of the Local Plan and referred to the preparation of the Neighbourhood Plan for Marton Moss, however as both of these Plans were still in the early stages of consultation only limited weight could be attached to them. He referred the Committee to the representations in the update note, although it was noted that neither of these had been submitted by neighbours immediately adjacent to the application site.

Mr Johnston concluded by reporting on the application's conflict with Policy CS26 of the Core Strategy which sought to restrict development of the Marton Moss area. However, in his view, the need to identify a traveller site weighed heavily in favour of approval of the application and this outweighed the conflict with Policy CS26 and the application had therefore been recommended for approval.

Mr Boswell, Applicant, spoke in support of the application. He explained his family history and circumstances, his reasons for moving to the area and his intention to continue to contribute to the community within his local area.

The Committee considered the application and suggested it would be appropriate to attach an additional condition to the permission, if granted, to restrict the use of the amenity building for amenity purposes only to prevent future habitation of the building.

Resolved: That the application be approved, subject to the conditions and the inclusion of an additional condition to restrict the use of the amenity building to amenity purposes, and for the reasons set out in the appendix to the minutes.

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

NOTE: Councillor Stansfield, having declared a prejudicial interest, left the room during consideration of this item and took no part in the discussion or voting on the application.

9 PLANNING APPLICATION 18/0612 - 118 ADELAIDE STREET, BLACKPOOL

The Committee considered planning application 18/0612 requesting the demolition of existing buildings and the erection of three-storey building for use as a medical centre with associated parking and landscaping at 118 Adelaide Street, Blackpool.

Ms Parker, Senior Planning Officer, provided the Committee with an overview of the application and presented an aerial view of the site, the site layout, location and elevation plans. She reported that part of the site was situated within the Town Centre Conservation Area and close to the Winter Gardens and to a number of locally listed buildings. Ms Parker further advised that the application sought to merge two existing surgeries into the new building and provided an outline of the facilities that would be provided at the medical centre, should permission be granted.

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The Committee was advised of the changes made to the proposed development at the pre-application stage and as a result in the planning officer's view the application as presented represented a high quality building appropriate for the location. She reminded Members of the Committee that the use of the site as a medical centre had already been established. Ms Parker reported that the number of proposed car parking spaces was 17 which fell significantly short of the maximum standards for car parking provision, however in her view it was considered acceptable due to the high accessibility of the location, the availability of other car parking facilities within the town and the demographic of the local area. In conclusion, Ms Parker presented her view of the merits of the proposed development in terms of providing a fit for purpose medical facility to meet the current and future health needs of a deprived area of Blackpool, with a high standard of design of the building and therefore the recommendation was to grant approval of the application.

Mr Hayhoe, Agent, acting on behalf of the Applicant, spoke in support of the application. He presented the view of the Clinical Commissioning Group on the benefits of the proposed development which included the provision of a medical centre to meet the complex needs of a deprived area of Blackpool and its potential to recruit of high quality medical staff. He also presented the architect's commitment to the development and its view that it would enhance the area and highlighted the changes made to the application in response to suggestions raised by the planning officers.

The Committee considered the application and raised concerns regarding the level of parking provision. Ms Parker reported on previous discussions held with the Applicant regarding options for the provision of staff parking. She also reported on likelihood that patients would walk or use public transport to attend the medical centre due to the relatively low level of car ownership in the area and its accessible location. On invitation from the Chairman, Mr Hayhoe reported on the potential for contracts to be agreed to provide staff parking at town centre car parks and the expected high turnover of the short stay bays provided at the medical centre.

The Committee was generally in favour of granting the application but considered that an additional condition should be imposed to the permission if granted for an agreement to be reached with planning officers on the allocation of car parking spaces to patients and staff within the proposed car parking area.

Resolved: That the application be approved, subject to the conditions and the inclusion of an additional condition requiring agreement on the allocation of car parking spaces, and for the reasons set out in the appendix to the minutes.

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

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10 PLANNING APPLICATION 18/0818 - THE SANDS VENUE, PALATINE BUILDINGS, PROMENADE, BLACKPOOL

The Committee considered planning application 18/0818 for the external alterations and erection of a two-storey side extension and a two-storey extension to the roof to create a third and fourth floor and use of the premises as altered to provide a restaurant, hotel reception and museum reception at ground floor level, a museum and associated facilities at first floor and hotel accommodation on the upper three floors comprising 91 en-suite bedrooms and suites and associated facilities in the basement, including meeting rooms and a spa and a rooftop plant area at the Sands Venue, Palatine Buildings, Promenade, Blackpool.

Mr Johnston, Head of Development Management, provided the Committee with an overview of the application. He also presented an aerial view of the site, site location and layout plans and photographs depicting the setting of the proposed development on the Promenade. Mr Johnston reported on outline planning permission that had been granted for a development on the site in April 2016, followed by approval of a reserved matters application in July 2017. He reported on the changes between the approved development and the current proposed development which included a reduction in height of the building, a reduction in the number of bedrooms, the introduction of a museum, the omission of retail use and car parking and the change in colour scheme. Mr Johnston referred to the presentation that contained photographs of the previously approved development and the current proposed development.

Mr Johnston reported on the social and economic benefits of the scheme and its compliance with Policies CS17 and CS21 of the Core Strategy and Policy LQ4 of the Local Plan. He referred to the Head of Highways and Traffic Management's concerns as detailed in the update note and advised that these concerns could be designed out or resolved by imposing conditions on the planning permission, if granted. Mr Johnston reported his view on the significant benefits that weighed in favour of the application. However the proposed colour of the materials for the building in view of the location of the site was considered to be in conflict with both national policy and guidance and local policy and as such weighed heavily against the proposal. Mr Johnston referred to the statement in the report that provided the Applicant's justification for the proposed colour scheme which in his view did not provide sufficient justification. He also referred to Paragraph 11 of the National Planning Policy Framework that stated the presumption that applications representing sustainable development should be approved with the exception for applications where the disbenefits outweighed the benefits. Mr Johnston reported that on balance given the size, prominence and setting of the proposed building in close proximity to the Tower, former Woolworth building and Town Centre Conservation Area, he considered that the disbenefits from the proposed colour scheme and its conflict with national and local policies outweighed the benefits of the development and justified the recommendation for refusal.

Hard copy photographs of the proposed development were circulated to Members of the Committee.

Mr Walker, Agent, acting on behalf of the Applicant spoke in support of the application. He passed on the Applicant's apologies for being unable to attend due to other commitments. He read a statement provided by the Applicant in support of the

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application which reported his commitment and financial investment in the development, the costs incurred so far and the reasons for the change in design from the previously approved scheme. He also provided an overview of the facilities that would be provided and the economic benefits of the scheme in terms of the provision of the first 5* hotel in Blackpool and employment opportunities for local people.

Councillor Smith, Councillor for Talbot Ward, reported on the benefits of the proposed development for the local area and the town and his view of the importance of the development for the area, the town and the local community. The benefits included the potential to give confidence in the town thereby attracting other potential investors, the employment opportunities for people in the local area and the potential to attract high level spend to the area and increase conference and business trade. He acknowledged the challenges of the proposed development and expressed his hope that a resolution could be found that would enable the development to proceed.

The Committee considered the application at length during which concerns were raised regarding the colour scheme in view of the setting of the proposed development in close proximity to the Promenade and adjacent to heritage buildings and bordering the Town Centre Conservation Area. Mr Walker was invited to expand on the reasons for the change in colour from the originally approved scheme and he reported on the benefits of the new colour scheme in terms of providing privacy for guests and the provision of a quality modern building. Responding to further concerns from the Committee, Mr Walker stated that in reality the proposed development could potentially be lighter than the colour palette depicted in the photographs but in the interests of integrity the photographs submitted depicted the darkest possible shade of the proposed materials. The Committee acknowledged this but noted that it had to determine the application based on the information before it.

Mr Walker was asked by the Committee if the Applicant would be willing to negotiate on the colour scheme in an attempt to reach a compromise with the planning officers, which would not necessarily require a change in colour but could provide increased differential between the black and silver areas and thereby potentially address the Committee's concerns. Mr Walker reported on the extensive discussions that had already taken place with planning officers and advised on the Applicant's reasons for requiring the development to progress as quickly as possible. He stated that the Applicant had confirmed that he would not be prepared to compromise on the colour scheme, for all the reasons already stated. He also expressed the Applicant's preference for the application to be determined at this meeting and not deferred to a future meeting and reported on his view of the adverse impact of a delay, which included the timescale for the opening of the development.

The Committee acknowledged the social and economic benefits of the proposed development and its importance for the area and town and expressed regret that a compromise could not be reached on the colour scheme which it considered was inappropriate given the setting of the proposed development. The Committee considered that the design of the building in terms of the colour scheme in the context of the setting of the proposed development conflicted with local and national policies and outweighed the benefits of the proposal and agreed with the officer's recommendation and reasons for refusal.

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Resolved: To refuse the application for the reasons set out in the appendix to the minutes.

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

NOTE: MOTION MOVED, SECONDED, VOTED UPON AND LOST

During consideration of the above item, the following motion was moved, seconded, voted upon and lost:

‘That the application be deferred to the next meeting to provide the opportunity for further consultation between the Applicant and the planning officers to enable an agreement to be reached on the colour palette and materials to be used.’

Chairman

(The meeting ended 7.48pm)

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